

Superior Court of California  
County of San Diego  
New San Diego Central  
Courthouse

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BUDGET PACKAGE

SEPTEMBER 3, 2009



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

The Administrative Office of the Court, Office of Court Construction and Management (AOC-OCCM) presents this budget package to support the COBCP for the proposed New San Diego Central Courthouse project.

The AOC-OCCM hired a consultant, Skidmore Owings & Merrill LLP, in 2005 to develop a space program, examine potential sites for the new courthouse, and develop a cost estimate for the project. The study of potential sites for the new courthouse was developed in collaboration with the City of San Diego, the Centre City Advisory Committee, the Centre City Development Corporation, the San Diego Downtown Partnership, and the County of San Diego. Subject to compliance with CEQA, the AOC supports siting the proposed new courthouse to support goals of the San Diego Downtown Community Plan by enhancing and reinforcing the existing pedestrian and traffic connections, encouraging street activity, and generally furthering downtown development.

The findings of this study were used by the AOC-OCCM in negotiating a comprehensive transfer agreement with the County of San Diego for all of the existing courthouses in the county. The foundation for the study is the Superior Court of California County of San Diego Court Facilities Master Plan, completed in 2003. While this study was completed in 2005, the space program and site analysis has been validated by the AOC and the court in preparation for submitting a funding request in August of 2009. The cost estimate is now outdated and has been updated in as part of the COBCP submission.

The report contains a concise Executive Summary. Below is a summary of each chapter in the body of the report:

## **1. Space Program**

The space program was developed by the AOC in collaboration with the Superior Court of California, County of San Diego. The program presents space requirements for replacement of the County Courthouse, the Family Courthouse, and the Madge Bradley Courthouse in downtown San Diego, in addition to consolidation of one small claims calendar from the Kearny Mesa Courthouse, thereby allow the court to use trailer C-2 for storage and support functions instead of as a courtroom. The space program totals 703,925 building gross square feet for 71 courtrooms.

## **2. Regional, Urban, and Site Planning Considerations**

This chapter presents a broad range of site planning issues that were considered in evaluating five potential sites (described in detail in chapter 4). The study area for potential sites was determined to be the governmental core of downtown San Diego, currently the location of the Hall of Justice, the central jail, and the Federal Courthouse under construction. The study presents the urban context, current and proposed public/mass and vehicular transportation to and within this area, open space, and the location of the San Diego Fault, a surface rupture fault that affects the development of blocks in the study area. The study also presents information on San Diego's urban form, planned revitalization efforts for the nearby civic center/City Hall, zoning and density, sun access, and parking considerations.

### **3. Development, Financing and Operational Considerations**

This chapter is now dated because it was written prior to the completion of the comprehensive transfer agreement between the AOC and the County of San Diego for all courthouses in the county, and prior to the enactment of Senate Bill (SB) 1407 (Perata) which provides special revenues for the purpose of funding courthouse improvements. While this chapter refers to the potential development of the courthouse using a Public-Private-Partnership model, the current plan is to have the state finance and oversee the development of the new courthouse.

### **4. Five Project Site Alternatives**

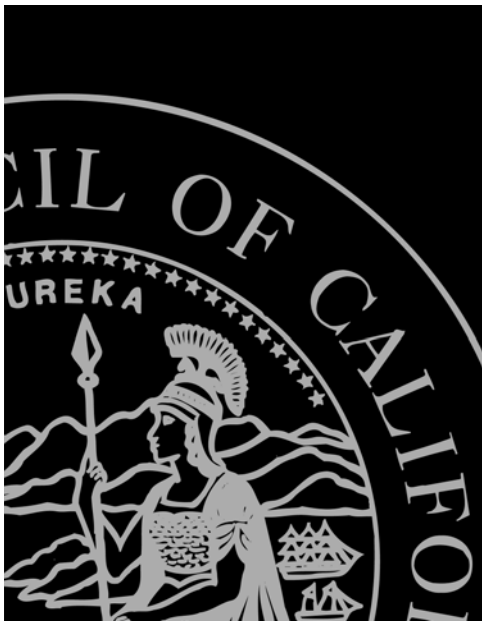
Five sites were studied and evaluated against a set of criteria. This analysis provided the basis for negotiating the comprehensive transfer agreement between the AOC and the County of San Diego. A site has not yet been selected for the project and the final site selection is subject to compliance with CEQA.

### **5. Cost, Project Delivery and Schedule Considerations**

The cost estimate and schedule in this report is no longer valid and has been replaced by an estimate included as part of the COBCP. The cost estimate for this project includes site selection (due diligence) and acquisition costs, CEQA compliance costs, design fees and other soft costs, and construction of the new courthouse, including construction of a tunnel connecting the new courthouse to the Central Jail.

### **6. Appendix**

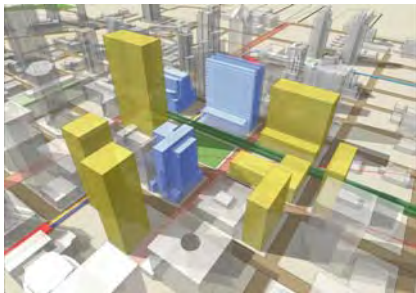
Additional analysis, historical information, and reference materials are provided.



# SAN DIEGO NEW CENTRAL COURTHOUSE

## STUDY PHASE REPORT

DECEMBER 2005



ADMINISTRATIVE OFFICE  
OF THE COURTS

OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT



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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
EXECUTIVE SUMMARY**

## INTRODUCTION

SOM is pleased to submit this Study Phase Report to the Superior Court of San Diego County and the Administrative Office of the Courts (AOC). The objectives for this study phase were two-fold: (1) To develop recommendations for site selection, enabling commencement of site acquisition activities, preparation of CEQA documentation, and commencement of preliminary design services; and (2) To develop a macro-level space program and description of functional strategies, using the Court Facilities Master Plan of 2002 as a starting point. The specifics of each objective are outlined below.

### Site Selection Objectives:

- To identify and study up to five sites to accommodate building area up to 700,000 gsf;

- To identify and understand the goals and challenges of the community and stakeholders;

- To develop a long-term vision of civic presence and to ratify the vision with public constituents;

- To identify opportunities and constraints of each site option to inform decision-makers; and

- To identify estimated construction costs for each option.

### Space Programming Objectives:

- To conduct workshops with judges, staff, and AOC members to discuss expectations concerning the facilities;

- To develop courtroom concepts which meet the court's needs for the next 15–20 years;

- To develop functional strategies for major spaces; and

- To further develop area requirements and space allocations of the primary program functions based upon earlier data collection efforts.

This report identifies and addresses these and many other issues that are inevitable in projects of this type, in a manner that will guide, inform, and enable the AOC, the Office of Court Construction and Management (OCCM), the Superior Court of San Diego County, and the project team, to make the best decisions that will result in an excellent and timely site selection and design solution for the new San Diego Central Courthouse. The project vision statement, generated by the project team listed in the prior section, describes the ultimate goal of this study phase and subsequent courthouse design and construction phases:

### Project Vision Statement

The San Diego New Central Courthouse shall welcome and inspire the public and engender respect for the judicial system in a safe, dignified, efficient, user-friendly environment in which to conduct the public business. It will serve as a cornerstone for the downtown government district.

## **Participants**

The Study Phase Report Team:

SOM acknowledges the exceptional collaboration, energy, and synergy the San Diego New Central Courthouse team has generated over the last few months. We wish to recognize all the individuals who have contributed to this dynamic process:

### **Superior Court of San Diego County**

Hon. John S. Einhorn  
Hon. Janis Sammartino  
Hon. Richard Strauss  
Hon. Allan J. Preckel  
Stephen V. Love  
Harold M. Kosakoff  
Ming Yim  
Tom Vissers

### **Office of Court Construction and Management**

Kim Davis  
Lee Willoughby  
Clifford Ham

### **Community Advisory Group**

#### **U.S. District Court**

Chief Judge Marilyn Huff  
Michael Sarback

#### **4th District Court of Appeal**

Presiding Justice Judith McConnell  
Steve Kelly

#### **County of San Diego**

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Alex Martinez  
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#### **San Diego County Bar Association**

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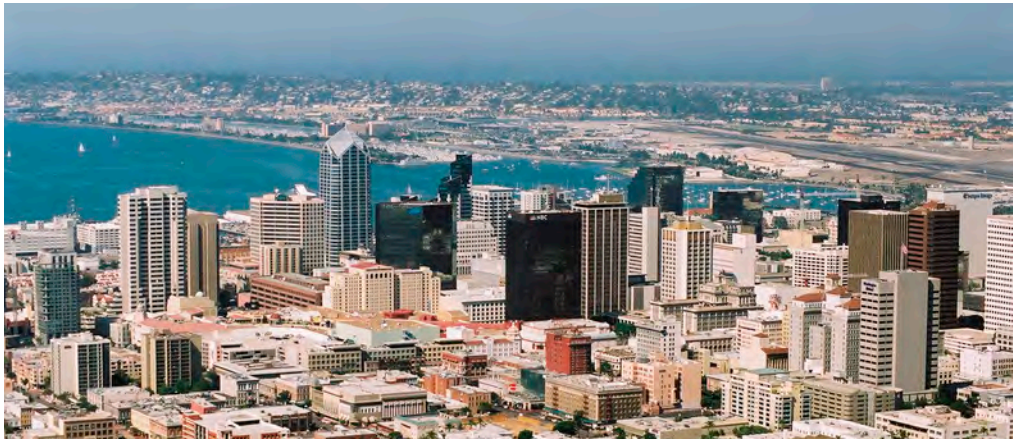
**Kroll Schiff & Associates**

Mike Silva

## EXECUTIVE SUMMARY: San Diego New Central Courthouse

Located in the fastest-growing urban area in the state of California, the city of San Diego is a hub of cultural and economic activity for the state and the Southern California region. An integral and essential part of that urban fabric, the Superior Court of San Diego County is presently located in multiple facilities in the San Diego metropolitan area, most of which are outdated and seriously deficient spacially, functionally, and seismically. The need to upgrade these facilities to responsive, efficient, state-of-the-art judicial facilities, coupled with the legislative mandate to transfer responsibility for court facilities from the counties to the state, requires the AOC and the Superior Court of San Diego County to move forward in planning for future physical needs within a dynamic legal environment.

SOM's Study Phase Report presents the process, regional, and urban design issues; synthesis of programmatic requirements; contextual and site-related issues; and development and cost considerations that will inform the Superior Court of San Diego County and AOC about the options and constraints affecting the proposed San Diego New Central Courthouse that will consolidate and expand the current court functions in one single building. Over the last six months, multiple downtown sites in the civic core area have been identified as viable, a preliminary building program has been established, and an initial order-of-magnitude construction budget and project delivery schedule have been developed that should allow the Superior Court and the AOC to select a site and determine the specifics of a replacement building that will significantly enhance the fabric and community of the great city of San Diego.



*Downtown Core*

The achievement of the San Diego New Central Courthouse and the envisioned civic center will require the completion of the anticipated Transfer of Responsibility for the court facilities located in the San Diego central district, pursuant to the Trial Court Facilities Act of 2002 (SB 1732-Escutia; government code §§ 70301 et seq.). The court operations would remain in the Hall of Justice. The new central courthouse would replace the court facilities in Family Law, Madge Bradley and in the County Courthouse. Accordingly and after the transfer of title for these court buildings, their properties could be redeveloped in conjunction with development of the new central courthouse.

The San Diego New Central Courthouse program summary is as follows:

71 courtrooms, all in-custody and jury capable, including these court types:

67 standard trial courtrooms

4 large special purpose courtrooms

112 secure parking spaces;

373,349 square feet of court functions;

703,925 total building gross square feet.

Estimated total project construction cost, excluding escalation factors:

\$261,014,000 (or \$370.80 per square foot)

Construction start date: October 2009 (earliest date, dependant on funding);

Construction completion date: March 2012

Existing court buildings' functions to be consolidated into new courthouse:

Madge Bradley Building (domestic violence and probate courts)

Family Law Court (family law calendar)

County Courthouse (criminal calendar)

There are immediate safety and functional concerns associated with the existing court buildings downtown. These existing court facilities fall well short of fulfilling the basic functional requirements of the Superior Court. The floor plans are convoluted, space is inadequate, and separation of in-custody defendants from the public and judicial staff is not provided. This lack of separation between the public and in-custody defendants is particularly problematic, and presents serious security and public safety issues. Specifically in the county courthouse, the problem is compounded by the general lack of holding space resulting in inefficient and expensive security staffing.

In addition, there are immediate safety concerns related to the sub-standard seismic performance of these buildings-- particularly the County Courthouse, whose building footprint intersects a surface rupture fault line that runs through downtown San Diego.

This study phase report presents five courthouse master plan schemes that fulfill the Superior Court's current and future functional and space requirements. In addition, the San Diego New Central Courthouse project will integrate sensitively into the existing urban fabric of downtown while enhancing the stated goals of the San Diego Downtown Community Plan by defining and adding public parks, enhancing and reinforcing the existing pedestrian and traffic connections, encouraging street activity, and beautifying and furthering downtown development. The San Diego New Central Courthouse will not only benefit the California judicial system but also reinforce and expand San Diego's distinctive downtown government center with a world-class judicial facility.



### City Context

San Diego is a city rich with amenities. Enjoying a climate bathed in sunlight, with a direct connection to the Pacific Ocean with its bays and beaches, San Diego prides itself on its stunning city waterfront. In addition, the city boasts expansive public green spaces in Balboa Park, home of the famed San Diego Zoo directly north of downtown, as well as in Mission Bay Park along the coast to the north. The city also has excellent access to transportation with a successful light rail system reaching to the Mexican border, excellent vehicular access to freeways, and an international airport that is within 10 minutes of the downtown core.



*Waterfront*



*San Diego Regional Map*



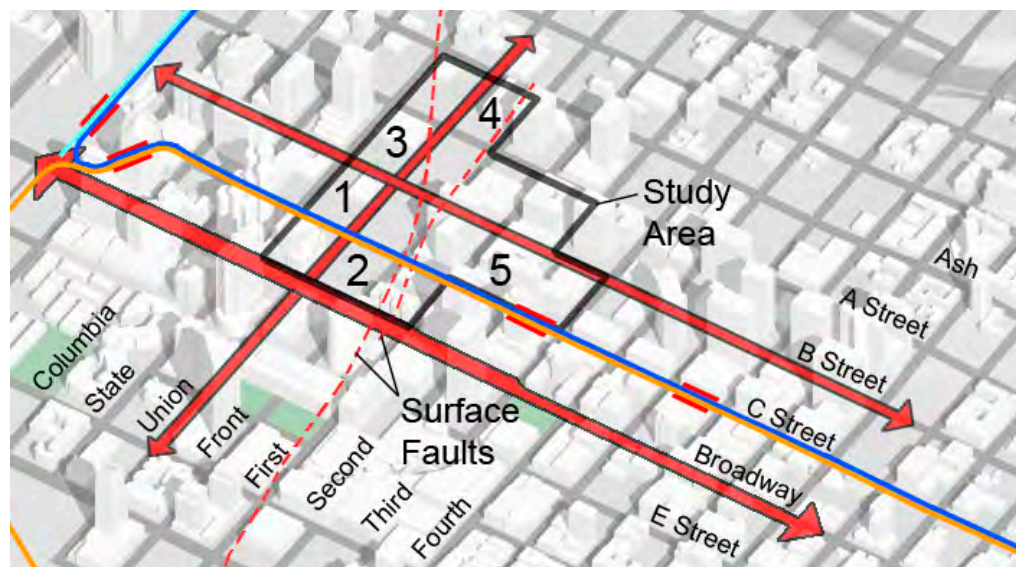
*Hall of Justice on Broadway*



*Downtown view west on Broadway*

### Site Study Area and Seismic Condition

The primary transportation and pedestrian link through downtown San Diego is Broadway, which runs east from the waterfront to the Interstate-5 freeway and beyond. The site study area for this report is located along Broadway, between State Street and Second Avenue, and bound to the north by Ash Street (see graphic below). The study phase team chose this area because of its proximity to the Hall of Justice, the central jail, and the existing civil and government facilities. The area also has multiple site blocks that are currently underdeveloped. This report examines five different site possibilities for the new central courthouse within this study area. Some have obvious advantages over others. The advantages and disadvantages are described in detail within the body of this report, along with the project program and the budget.



*Downtown isometric with five study sites numbered*

A notable condition affecting the site study area is the existence of surface rupture seismic faults, shown in the graphic above as dashed lines. According to California law, no habitable structure may be built within 50 feet of a known surface fault. This condition influenced the choices of the five most feasible sites in the study area.



### Existing Civic Uses

The site study area focuses on the governmental and civic area of the downtown core. Centered within the study area is the existing county courthouse, which spans from Broadway to the north, bridging three city blocks. This facility, built in 1961, houses the majority of the Superior Court's downtown courtrooms. However, its design falls well short of today's seismic standards, raising safety concerns. Its spaces, with small courtrooms and constricted and convoluted circulation corridors, along with a general lack of security and access, are inadequate for the court's current and future needs. Of particular concern, as previously mentioned, is the lack of separation between in-custody defendants and the general public. This condition translates into greater courthouse costs with additional required security staff to maintain general safety.

Other facilities in the Superior Court's Central District include the Madge Bradley Building, housing the domestic violence and probate functions, and the Family Law Court. Once the San Diego New Central Courthouse is complete and the court operations in the three buildings above have moved into this new centralized facility, the older, vacated court buildings downtown will be phased out of existence. The properties may be redeveloped or become part of a real estate trade tied to the site for the new courthouse project.



*Map of existing civic uses downtown*

Also within the study area are the Hall of Justice and the central jail. These existing justice facilities are directly linked to the operation of the courts, and the new courthouse will benefit from a project site that is located close to these two buildings, and located centrally near other major civic buildings. Across Broadway, adjacent to the existing federal building, the new Federal Courthouse is under construction, and City Hall is directly adjacent to the study area to the east.



*New Courthouse Master Plan Links Downtown Business District to the Embarcadero*

Together with these existing public buildings, the San Diego New Central Courthouse—regardless of which of the five possible sites it ultimately occupies within the study area—will create a stronger and more vibrant downtown government district, one that will link the western part of downtown along the Embarcadero to the central business district to the east.



*Light rail on C Street*



*Active green streets link downtown*



## Functional and Space Program Summary

Along with the site study portion of this report, the project program, which was originally presented in the Court Facilities Master Plan issued by the Omni Group in 2003 (The Omni Report), went through an extensive review process during this study phase. The more detailed program, presented herein, reflects the current needs of the courts and accounts for near term expansion requirements. This revised program is the result of programming interviews with court judges, executive managers, and department heads and staff; a project visioning session held with the AOC, the judges, and other court representatives, combined with oversight and direction from the OCCM. The program reflects changes in the court's functional needs since the original Omni Report was produced.

The original program presented in the Omni Report envisioned a total of 96 court sets for the central division of the San Diego courts by 2022, based upon projections of judicial workload, not on approved or anticipated judicial positions. Of these court sets, 16 would remain at the existing Hall of Justice. The remaining 80 would be in a new court building. The Omni Report projected an overall total project area, including grossing factors and area for 212 secure parking spots, of 700,500 building gross square feet.



The current project concept program, developed over a three-month time period in the last quarter of 2004. The resulting program, which combines the court functions of the existing Madge Bradley, Family Law, and County Courthouse buildings, shows a slight increase in the court's functional requirements compared to the Omni Report. The total project area is now 703,925 gross square feet with secure parking for 112 cars and 71 courtrooms, a count based upon approved and anticipated new judicial positions. Note that despite the reduced courtroom count, the building area has increased, but by less than 4,000 BGSF. This is notable and reflects the efficiency of the concept program when considering the factors contributing to the general area increase:

1. Where the Omni Report had a mix of small (1,200 square feet) and medium-sized (1,600 square feet) courtrooms, the current program establishes a universal size for every typical courtroom at 1,600 square feet, with an additional 4 larger, special-purpose courtrooms. All these courtrooms shall be in-custody and jury capable to allow for flexibility in case calendar assignments, including the possibility of future conversion of the building to 100 percent criminal courts;
2. The court staff headcount has increased by about 100; and
3. The project grossing factor is at 1.38, a number supported by test plan layouts for a typical courtroom floor (see Chapter 4, Scheme 1).

## Current Project Concept Program Summary

Component	New Central Courthouse			
	2004 Need <sup>(1)</sup>		Building Program @ 2102	
	NOSF	Staff	NOSF	Staff
1. Courtroom Suites <sup>(2)</sup>	205,125	0	210,113	0
2. Judicial Chambers Suites <sup>(3)</sup>	52,812	173	55,418	188
3. Legal Services	2,948	17	3,572	21
4. Judicial Services	1,403	8	1,569	10
5. Court Reporters	894	5	1,342	10
6. Criminal Court Business Office	17,796	117	18,558	129
7. Criminal Court Clerk	7,680	67	7,985	75
8. Pretrial Services	1,435	10	1,851	18
9. Family Court Operations	8,078	63	8,411	67
10. Family Court Services	5,512	24	6,682	30
11. Family Law Facilitators	3,640	19	4,516	26
12. Probate	3,788	21	4,371	28
13. Family Domestic Violence	1,513	4	1,513	4
14. Jury Services <sup>(4)</sup>	12,624	16	13,021	21
15. Executive Office	1,869	4	2,289	6
16. Central Operations Administration	1,855	7	1,938	8
17. Information Technology <sup>(5)</sup>	2,345	7	2,345	7
18. Administrative Services	13,657	28	14,314	36
19. Personnel and Payroll	4,235	27	5,385	39
20. Evaluation and Planning	3,671	22	3,515	21
21. Central Archival Records <sup>(6)</sup>	5,658	6	6,587	7
22. Appeals	2,534	13	2,783	16
23. Sheriff <sup>(7)</sup>	20,027	40	20,243	40
24. Grand Jury	1,775	1	1,775	1
25. Building Support / Maintenance <sup>(8)</sup>	58,374	2	58,374	2
26. Shared Court Support	9,018	0	9,393	0
27. Food Concession / Dining	7,500	0	7,500	0
<b>Total Net Occupiable Square Feet</b>	<b>457,766</b>	<b>701</b>	<b>475,362</b>	<b>810</b>
<i>x Grossing Factor (38%)</i>	1.38		1.38	
<b>Total Gross Square Feet</b>	<b>631,527</b>		<b>655,925</b>	
<b>Parking <sup>(9)</sup></b>			40,000	
<b>Loading <sup>(9)</sup></b>			8,000	
			<b>703,925</b>	

Notes:

General Notes: Final determination regarding need for spaces, including Judge's libraries, cafeteria/food concession, central archival records, media room, attorney lounge, will need to be made during schematic design. 16 Civil Courtrooms and Chambers, Civil Court Business Office, Civil Court Clerk, most of IT, Court Facilities Unit, and part of Administrative Services will remain at Hall of Justice.

<sup>(1)</sup> Current per SOM/RGA Program.

<sup>(2)</sup> All courtrooms and support are assumed to be the same (except for several large arraignment/high-volume courtrooms), including jury boxes, spectator seating for about 45, courtroom holding areas, and jury deliberation room.

<sup>(3)</sup> Assumes 71 judicial officer chamber suites (one per courtroom) in the new building. Presiding and Asst. Presiding Judges are included in the 71 chamber count.

<sup>(4)</sup> Jury Services assumed to be in the new building. If remote from HOJ, the HOJ may need a satellite jury assembly operation.

<sup>(5)</sup> AOC to determine whether most staff could or should be off-site. Only a small contingent of support staff are required to service/support computer equip. on-site.

<sup>(6)</sup> AOC to determine whether some or all of these records can be located off-site. Most active records are held in the business offices.

<sup>(7)</sup> Staffing requires confirmation by Sheriff's Department.

<sup>(8)</sup> No staff information provided. Status of General Services as future building manager is yet to be determined. Storage requirements require further discussion.

<sup>(9)</sup> Area quantity for parking and loading provided by SOM. Loading area accommodates large truck access inside the building, which may be a security concern and should be reviewed.

### Project Budget

The study phase has estimated a budget for the current project program at 703,925 gross square feet. If we assume a construction manager at-risk procurement method and a construction period of 28 months starting in October 2009, and include allowances for escalation costs, the projected construction budget for the San Diego New Central Courthouse is \$352,000 million.

Note this budget includes a design contingency to cover any unforeseen building design issues. In addition, the construction start date is not confirmed. The state must first approve funds for this project. Please refer to Chapter 5 for a detailed accounting of the budget.

Budget Summary:		\$ / SF	\$ x 1,000
Building:	655,925 SF	318.77	224,393
Subterranean Parking:	48,000 SF	6.52	4,592
Sitework:			3,398
<b>Total Building + Site:</b>	<b>703,925 SF</b>	<b>330.13</b>	<b>232,384</b>
General Conditions:	8.00%	26.41	18,591
Contractor's Overhead + Fee:	4.00%	14.26	10,039
<b>Planned Courthouse Construction Cost:</b>	<b>(May 2005)</b>	<b>370.80</b>	<b>261,014</b>
Escalation to Midpoint of Construction (December 2010)	26.67%	98.88	69,606
Fixtures and Fixed Equipment			21,382
<b>Recommended Construction Budget</b>	<b>October 2009</b>	<b>469.68</b>	<b>352,000</b>
Project Administration, Fees, CEQA, etc.			85,000
<b>Total Estimated Project Cost (without Property Acquisition)</b>			<b>437,000</b>

### Study Phase Results

The Study Phase produced five master plan schemes, each considering a different project site. As described hereafter, Schemes 1, 2 and 3 proved to be the most viable, while Schemes 4 and 5 did not meet as many of the project criteria developed by the Court Advisory Group, the AOC, and the architects.

Additional products of the study phase were a vision statement and a set of guiding principles that the new central courthouse would strive to achieve in the building design, the overall urban master plan, and the project delivery. These principles were determined by consensus of the concept study team, the AOC, and the judges and other users of the new project, and are listed on the following page, along with the project vision statement.



## Project Vision Statement

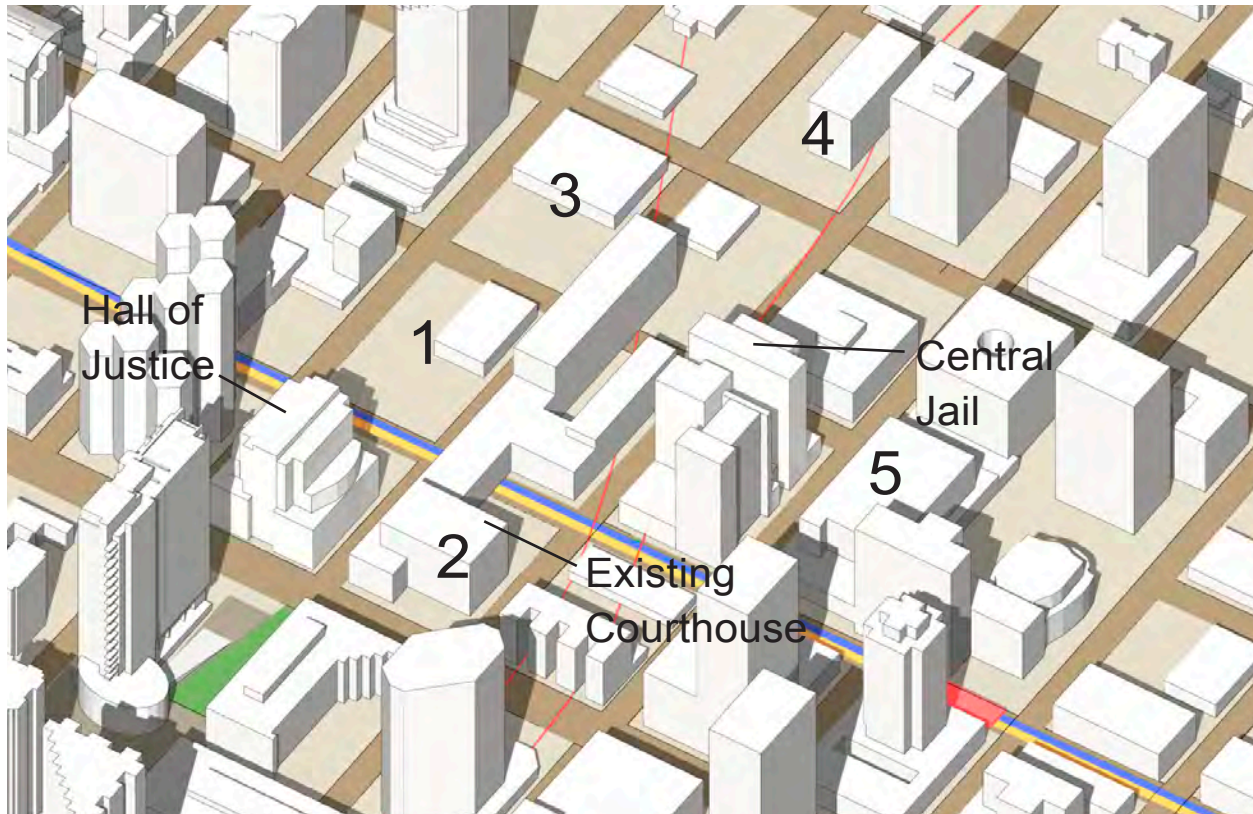
The San Diego New Central Courthouse shall welcome and inspire the public and engender respect for the judicial system in a safe, dignified, efficient, user-friendly environment in which to conduct the public business.

## GUIDING PRINCIPLES

1. Create a 21st-century Civic Center.
  - A. Foster a mixed-use 24-hour inclusive urban civic center, not a “City Beautiful” place apart from the rest of the city.
  - B. Ensure that the plan is porous, allowing for free pedestrian movement, without monolithic buildings.
2. Enhance and develop the existing east-west activity corridors.
  - A. Have Broadway act as a portal to the Civic Center pedestrian corridor.
  - B. Have the C Street transit corridor act as a connector, not a separator.
  - C. Have the B Street commercial corridor reopen east to west through the existing Civic Center block.
3. Create purposeful, not residual, north-south public open space linking east-west activity corridors.
  - A. Design a park to become the focus of the new civic center
  - B. Make sure the park’s location and design are consistent with the community plan update of the Centre City Development Corporation (CCDC), with well programmed, attractive outdoor spaces that have sunlight access. CCDC will be owner and caretaker of this park.
4. Enhance the pedestrian environment.
  - A. Line buildings with active street-level uses and visually connect between the buildings’ ground level space and the sidewalk.
  - B. Open all streets to the sky in the city core, and avoid bridges or street-spanning buildings.
5. Allow natural phenomena to determine urban form.
  - A. Acknowledge prevailing ocean breeze.
  - B. Promote sunlight access.
  - C. Set buildings back from known seismic faults, informing park locations.
  - D. Take advantage of San Diego’s mild climate.
6. Maximize potential for public-private real estate collaboration. Bring together state, county, city, and private interests, considering highest and best long-term uses.
7. Ensure a sense of completion in the early phase of the chosen master plan.

### Master Plan Schemes, Existing Conditions

Note that for all five schemes, the existing county courthouse is to be removed and the city blocks that it occupies redeveloped. However, because of the seismic fault that runs through the study area, portions of the land that the current courthouse occupies are not practical to build on. The fault cuts directly underneath the existing courthouse. The building does not meet seismic safety standards set for existing court buildings in the Trial Court Facilities Act of 2002 (SB 1732), and it could suffer serious damage in the event of a design level earthquake.



*Existing built conditions in vicinity of county courthouse with five site options marked. Note red fault line traces running under existing courthouse.*

The study has determined that open park space is the most sensible use for the city blocks that the courthouse currently occupies as these blocks are bisected by the surface fault. This plan of creating new green space downtown is compatible with CCDC's San Diego Downtown Community Plan Update of 2004, and provides a focus around which the new courthouse and its supporting master plan buildings can revolve, helping to build on the existing energy of downtown San Diego.

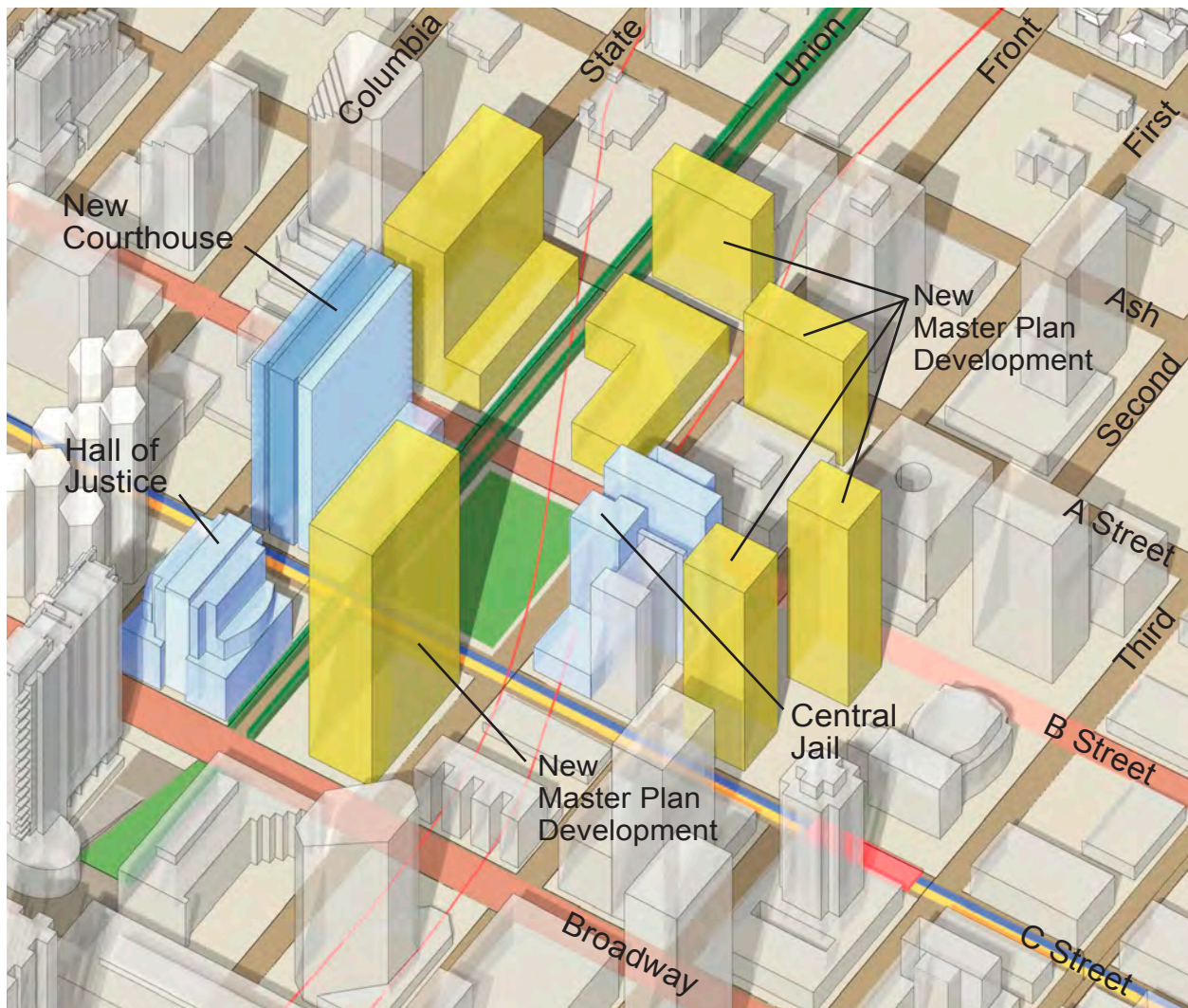
Whatever site is finally chosen for the San Diego New Central Courthouse, the master plan will boost the activity in the core of downtown, creating a 24-hour mixed-use urban center with new open space and active street life, while providing a centralized, secure, state-of-the-art facility for the Superior Court in San Diego County.



### Master Plan Schemes 1 through 5

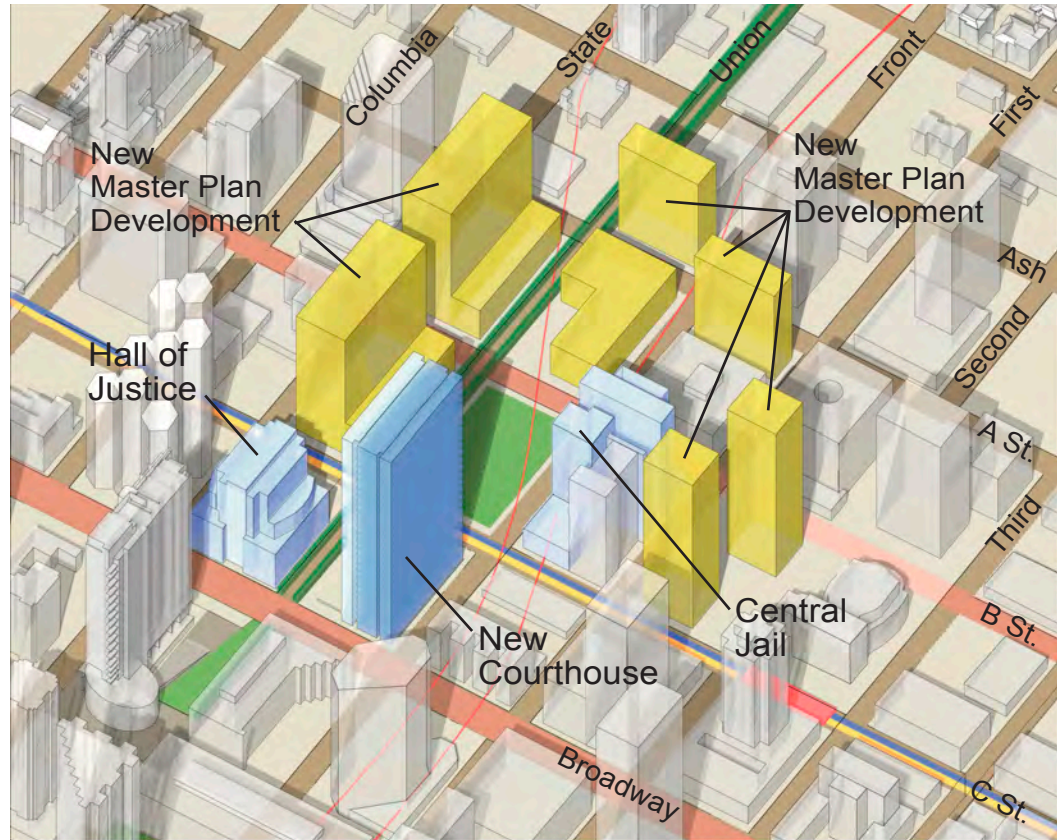
All five schemes achieve the goals set forth in the vision statement and the guiding principles to varying degrees. The study report examines other site factors as well. For example: (1) the site should present few challenges in consolidating and securing the land parcel for the new court building; (2) the site should be adjacent to the Hall of Justice and not too far from the central jail; and (3) the building construction should be relatively easy, with no difficult phasing issues with the existing buildings on the site. This report presents project matrices highlighting the advantages and disadvantages for each master plan (see Chapters 2 and 4), as well as budgets for all five schemes (see Appendix), providing the information required to determine the ultimate scheme.

As previously mentioned, through the course of the study phase, after weighing all the specific site issues, urban design considerations, and budgetary factors, the project team determined that Schemes 1, 2, and 3, shown in the following images, were the most viable.

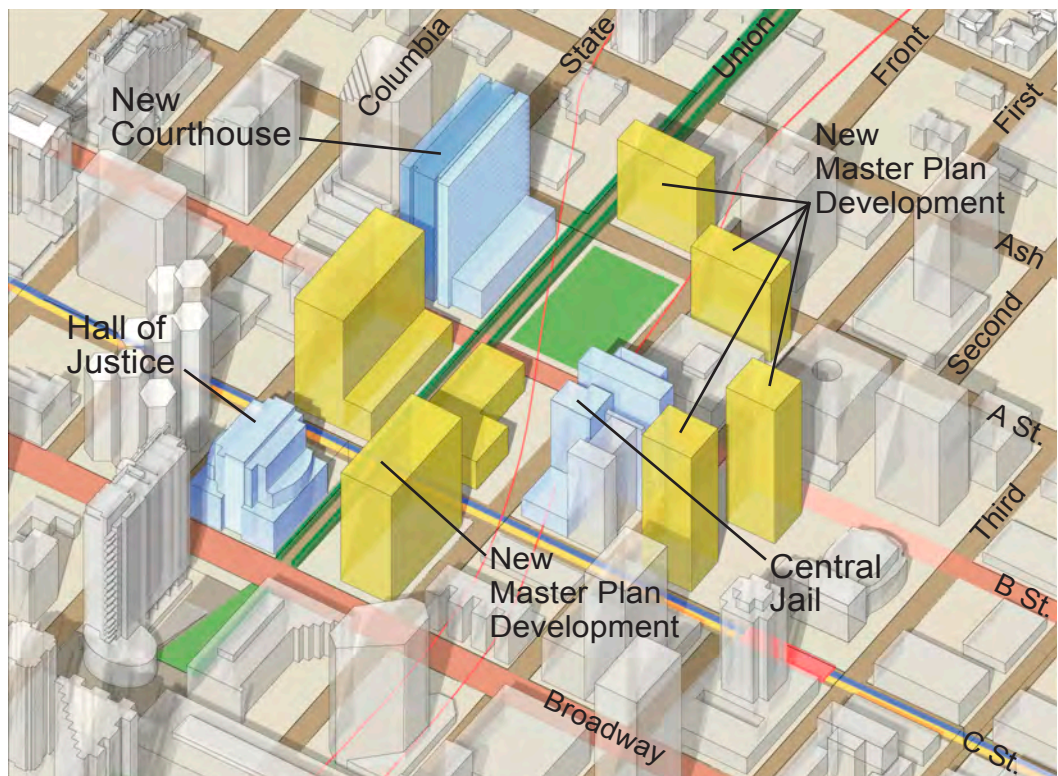


*Scheme 1, site between B and C Streets, and State and Union*





*Scheme 2, site between Broadway and C Street, and Union and Front*

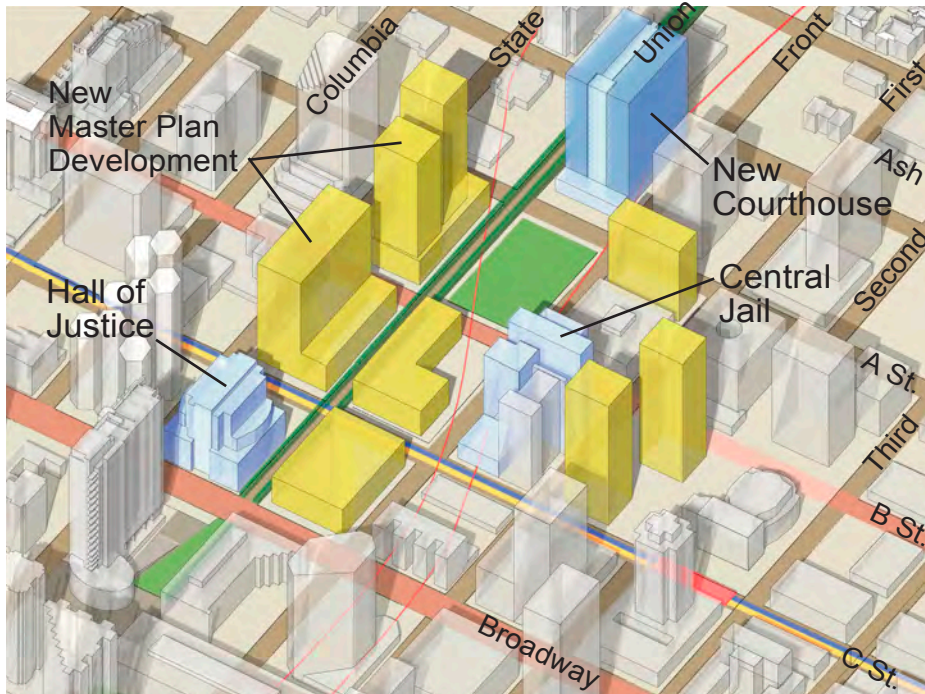


*Scheme 3, site between A and B Streets, and State and Union*



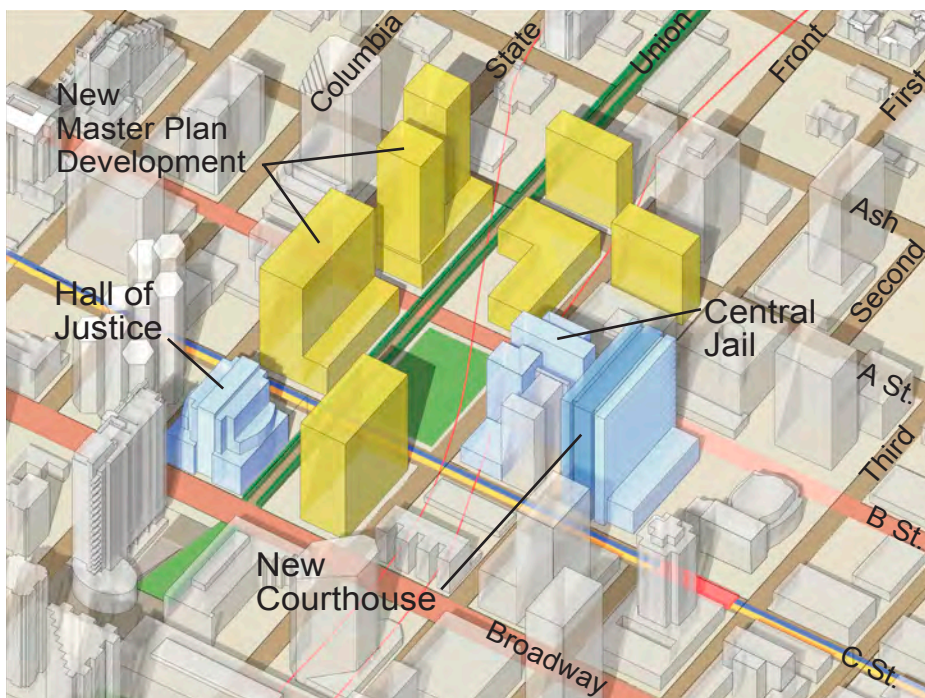
### Schemes 4 and 5

For reasons described in the body of this report, Schemes 4 and 5 are less desirable, but are presented here as alternatives whose perceived shortcomings can inform the decision as to which master plan will ultimately be chosen for the new central courthouse. Refer to Chapter 4 for a full description of all five schemes



***Scheme 4***

*Site between Ash and A Streets and Union and Front*



***Scheme 5***

*Site between B and C Streets and First and Second Avenues*

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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 1  
FUNCTIONAL AND SPACE PROGRAM**

### Programming Introduction

The original program for the new courthouse, the Court Facilities Master Plan issued by the Omni Group for the Superior Court of California in 2003, went through an extensive review process during the study phase. The programming team, comprising individuals from SOM and Ricci Greene Associates, generated a revised concept program, presented hereafter, resulting from extensive interviews and meetings with court judges, department heads, and staff, combined with oversight and direction from the OCCM.

### Description of the Original Master Plan Program (the Omni Report)

The master plan developed by the Omni Group was generated over an 18-month period. The group's report presented data developed through an analysis of case filings and staffing projections determined by court department heads.

The Omni master plan projects a total of 96 court sets for the central division of the San Diego Courts by year 2022, based upon projections of judicial workload, but not on approved or anticipated judicial positions. Of these court sets, 16 will remain in the existing Hall of Justice. The remaining 80 were to be designed into a new courts building.

As described in the Omni Report, the San Diego new central courthouse is planned to accommodate a full calendar venue, exclusive of juvenile delinquency matters. A total of 467,000 court gross square feet (CGSF) of civil and criminal courts as outlined below was estimated to support court requirements at the new central courthouse in 2022.

The Omni Group developed the master plan assuming a combination of court sets, general offices, court support areas, related court functions, and parking. It was envisioned that the new courthouse would be located adjacent the Hall of Justice, and a secure link would be provided to the existing holding areas in the jail.

The master plan included data compiled by the Task Force on Court Facilities in April 2001, and it included a projection of court staff. The task force used historical staffing information as the basis for projecting requirements in future years. In addition, the master plan assumed that recent advances in information technology would markedly change the environment in which judges, clerks, and other court-related personnel work. The Omni Group presumed that as improvements to technology continue, court staff would be more productive. An Omni Report program summary follows:

#### OMNI REPORT:

<b>Court Occupancy</b>	<b>2022 space</b>	<b>2022 staff</b>
Court Set Space	292,000	-
Court Support/Office Space	118,000	-
Court-related Support Space	49,000	-
Building Support Space	8,000	-
Total CGSF	467,000	
Area included in Grossing Factor	154,000	
Sub total CGSF	621,000	711 people
Parking	79,500	
<b>Total BGFSF</b>	<b>700,500</b>	



The Omni Report recommendations, (select summary below) were developed through an analysis of historic and projected case filings and judicial workload calculations for all Superior Court districts within the San Diego County. The current study phase confirms the essential court organizational approach of the Omni Report, described in excerpt hereafter.

Excerpts from the Omni Masterplan Executive Summary (shown in italic):

#### *Master Plan Description*

*The master plan maintains the current countywide organizational structure of the superior court with calendars and caseload distributed among a central and three regional court divisions. This pattern of court operations has been in place for several decades and responds to the geographical character of San Diego County and the distribution of the population served by the court.*

*The master plan provides for the central division downtown court operations, currently conducted in the existing County Courthouse, the Family Law facility and the Madge Bradley building, to be consolidated in a new Central Courthouse, in conjunction with the continued use of the Hall of Justice. Court occupation of the Family Law facility and the Madge Bradley building, and the existing County Courthouse, would be discontinued.*

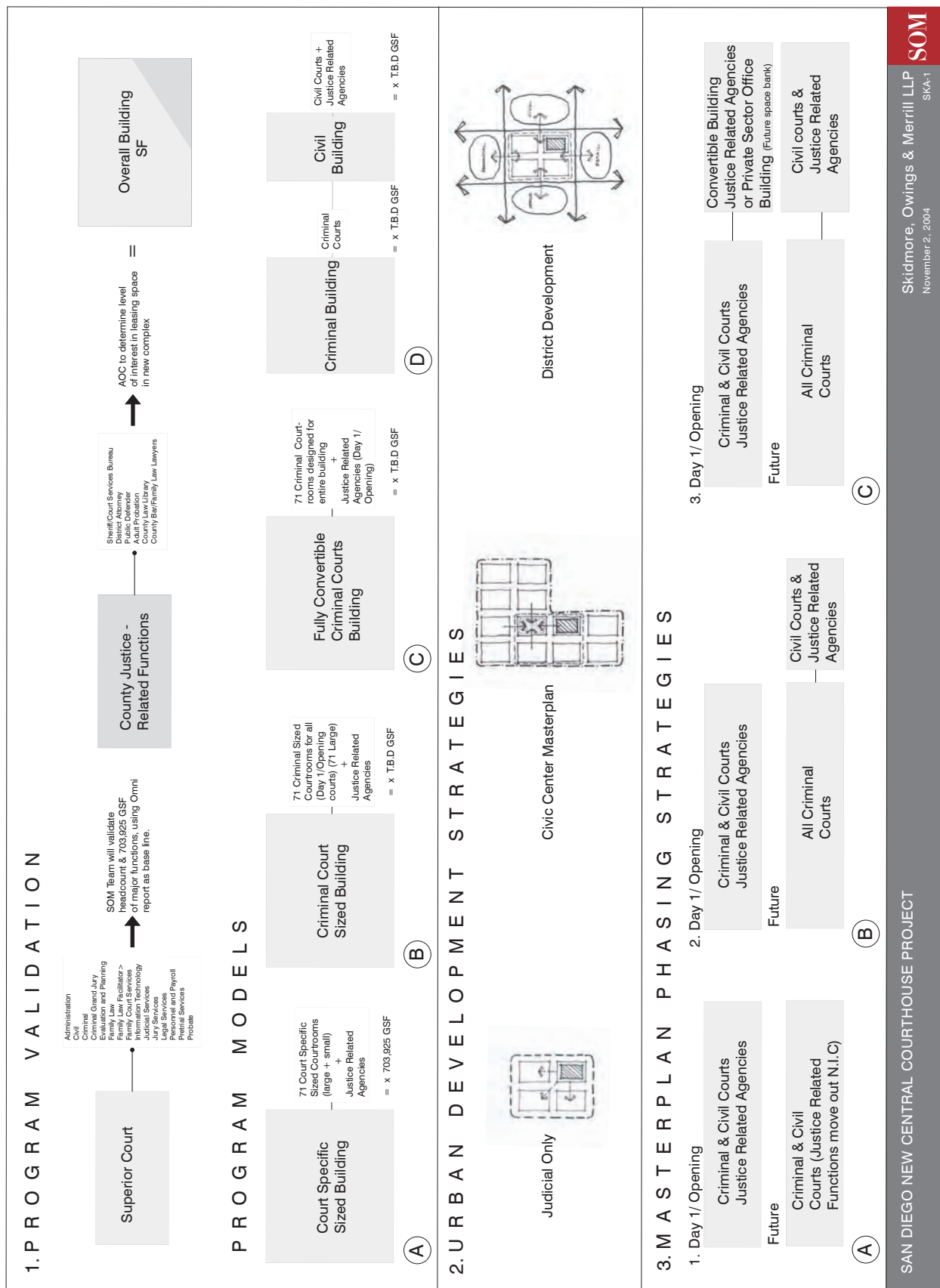
*The new Central Courthouse will accommodate criminal calendars with civil calendars distributed between the new courthouse and the existing Hall of Justice, while clerical functions in support of civil operations will remain within the Hall of Justice.*

*Two other court locations fall within the Central Division; the Traffic/Small Claims Court in Kearny Mesa and the existing Juvenile Court, collocated with the Ventral Juvenile Hall on Meadowlark Drive. The master plan calls for the Traffic/Small Claims Court to be replaced with a larger facility at its present site. At the Meadowlark Juvenile Court, all Central Division dependency calendars would continue to be heard, as well as a portion of countywide delinquency matters. A new Juvenile Court facility, accommodating the remainder of countywide delinquency calendars, would be collocated with a juvenile detention complex currently under development at East Mesa.*

*Current calendars will continue to be accommodated at the East, North and South County Regional Centers, with facility renovation and/or expansion to occur at each court location consistent with future court operational levels. The Ramona Branch Court, in the East County Division, will continue to operate.*

#### Study Phase Programming Process

Using the information presented in the Omni Report as a starting point, the programming team for the San Diego New Central Courthouse study phase met with the court user groups and validated the information described in that report. The programming team comprised a three-person team including staff from SOM and Ricci Greene and Associates. The team developed the study phase program over a three-month time period. A graphic outline of the team's study phase process and description of the steps involved in the development of the program follow.



## Programming Steps

### Distribution of Programming Questionnaire

The programming team composed a questionnaire seeking information regarding space requirements, including headcounts for four different years; sizes of offices and workstations; and filing, conferencing, and other space needs. These forms were distributed electronically to fifteen different departments. The departments returned them within two weeks.

### Visioning Session

The programming team led a kick-off meeting with the AOC, the judges, and other court representatives. The programming team presented an update of the project and then proceeded to ask the attendees a series of questions. This report's Appendix includes a record of the visioning session meeting minutes.

### Departmental Interviews

Following the visioning session, the programming team spent the week meeting with the fifteen different court related departments. The basis of these meetings was to review the information contained within the questionnaires which had been filled out by the different departments. These interviews are summarized in meeting minutes, attached in the Appendix of this study phase report.

### Development of Program

Following the interviews, the programming team began development of a draft program. The first draft was issued in December 2004 for AOC and Court input. The program was further refined through a series of meetings and phone calls as well as follow-up questions to users. The resulting program, compiled by Ricci Greene and Associates and SOM, immediately follows.

### Program Comparison

The tally sheet on the following page shows the primary differences between the Omni Report prepared in 2003 and the conceptual study phase program developed during the final quarter of 2004 through February 2005.

Program Comparison (Omni Master Plan '03 and Concept Program '05)

Listed below are the groups identified in the programming interviewing.  
The left-hand column shows the relevant data drawn from the Omni Report.  
There were not direct comparisons in all cases.

Red =

Courtroom suites  
and related func-  
tions.

Yellow =

Clerk of the Court  
and related func-  
tions.

Gray =

Family Court and  
related functions.

	2022 OMNI	Study Phase
<b>Program Court and Related Functions above</b>	<b>SF</b>	<b>SF</b>
1. Courtroom Suites	292000	210,113
2. Judicial Chambers Suites		55,418
3. Legal Services	6334	3,572
3A Judicial Services		1,569
4. Court Reporters		1,342
5. Criminal Court Business Office		18,558
6. Criminal Court Clerk	41000	7,985
7. Pretrial Services		1,851
8. Civil Court Business Office (HOJ)		0
9. Civil Court Clerk (HOJ)		0
10. Family Court Operations		8,494
11. Family Court Services		6,682
12. Family Court Law Facilitators	28800	4,516
13. Probate		4,371
14. Family Domestic Violence		1,513
15. Jury Services	17200	13,021
16. Executive Office		2,289
17. Central Operations Administration		1,938
18. Information Technology	10101	2,345
19. Administrative Services	2079	14,314
20. Personnel and Payroll	7296	5,385
21. Court Facilities Unit (HOJ)		0
22. Evaluation and Planning	5390	3,515
24. Appeals		2,783
26. Grand Jury		1,775
<b>Subtotal</b>	<b>410,200</b>	<b>373,349</b>
<b>Holding</b>		
26. In-Custody Holding Facilities	7,800	20,243
<b>Subtotal</b>	<b>7,800</b>	<b>20,243</b>
<b>Support Areas</b>		
23. Central Archival Records		6,587
Shared Court Support Engineering/Housekeeping,		
29. Gen Storage		9,393
30. Food Concession/Dining		7,500
28. Building Support Maintenance		58,236
<b>Subtotal</b>	<b>49,000</b>	<b>81,716</b>
<b>Total Net Square Feet</b>	<b>467,000</b>	<b>475,308</b>
<b>Grossing Factor</b>	<b>154,000</b>	<b>180,617</b>
<b>Parking</b> 100 cars at 400sf + 8,000sf loading dock	<b>79,500</b>	<b>48,000</b>
<b>Total Building Gross Square Feet</b>	<b>700,500</b>	<b>703,925</b>
<b>Total Staff</b>	<b>711</b>	<b>810</b>

## Program Comparison Summary

The program differences between the Omni Report master plan and the current concept program, primarily affecting project area totals, are summarized below:

1. Where the Omni Report had a mix of small (1,200 square feet) and medium-sized (1,600 square feet) courtrooms, the current program establishes a universal size for every typical courtroom at 1,600 square feet, with an additional 4 larger, special-purpose courtrooms. All these courtrooms shall be in-custody and jury capable to allow for flexibility in case calendar assignments, including the possibility of future conversion of the building to 100 percent criminal courts;
2. Staff headcount has increased by +/- 100.
3. The grossing factor is shown at 1.38. This grossing factor is supported by the sample test layout drawn for the courtroom floor (see Chapter 4, Scheme 1 description.)
4. The new courthouse will have 71 courtrooms.

## Validation of the Program

Following completion of the draft program, the AOC and OCCM reviewed the assumptions and conclusions in light of statewide priorities with the Superior Court of San Diego County. The AOC determined that the new central courthouse would accommodate the judicial positions (and support staff) that are currently in the three central court buildings to be discontinued, plus two new judicial positions that have been requested by the Judicial Council for the Superior Court of San Diego (a total of 71 judicial positions). It was acknowledged that if or when additional judicial positions (beyond the two requested by the Judicial Council in 2003) were approved for this Superior Court, they would be located at the East, North and South County Regional Centers, consistent with the expected continued population growth in these areas of the county, with facility renovation and/or expansion to occur at each court location.

## OCCM Program Summary Table

The program table on the following page is a standard OCCM form. The program numbers from the study phase have been imported into the OCCM program categories. However, it is important to note that in some cases there are not direct correlations between the study phase program numbers and the OCCM table categories.

The study phase detailed program immediately follows the OCCM program table.

PROJECT NAME: San Diego New Central Courthouse

Date: May 16, 2005

SPACE/FUNCTIONAL SUMMARY	#CR's	Per Original Master Plan	#CR's	Study Phase Program
<b>COMPONENT SUMMARY</b>				
<b><i>Courtroom and related spaces</i></b>				
Courtroom (lg): # @ xxx SF	<a href="#">45@1600sf</a>		<a href="#">4@2500sf</a>	
Courtroom (sm): # @ xxx SF	<a href="#">35@1200sf</a>		<a href="#">67@1600sf</a>	
Chambers, jury deliberation				
Conference rooms, reception				
Net Component				210,172
Component Circulation %				26%
CGSF		<a href="#">292,000.00</a>		265,531
<b><i>Court administration /support</i></b>				
CEO, Fam. Mediator (typ)				
Net Component				38,449
Component Circulation %				26%
CGSF		<a href="#">28,800.00</a>		48,296
<b><i>Clerk of Court</i></b>				
Courtroom clerks, public counters, processing, files, storage				
Net Component				21,841
Component Circulation %				30%
CGSF		<a href="#">41,000.00</a>		28,394
<b><i>Court security operations &amp; holding</i></b>				
Lobby screening, central control, Holding at courtroom and Central Holding				
Net Component				13,495
Component Circulation %				50%
CGSF		<a href="#">78,000.00</a>		20,243
<b><i>Building support services</i></b>				
Assignable rooms/spaces				
Operations offices				
Net Component				92,915
Component Circulation %				20%
CGSF		<a href="#">24,866.00</a>		111,502
<b><i>Other: Judicial related agency offices</i></b>				
Net Component				0
Component Circulation %				
CGSF		<a href="#">23,534.00</a>		
<b><i>Total Net Program Space</i></b>				
Component Gross Square Foot (CGSF) Total				473,966
Building grossing factor 30%				38%
Total Gross Square Feet				<b>655,925</b>
Parking garage				40,000
Loading Area				8,000
<b>Total Building Gross Square Feet (BGSF):</b>		<b><a href="#">705,000</a></b>		<b><a href="#">703,925</a></b>
Surface parking:		N.A.		N.A.
Stalls		212		112
Site area (including parking):		60,000 sf		60,000 sf

# Study Phase Program Summary

Component	New Central Courthouse			
	2004 Need <sup>(1)</sup>		Building Program @ 2102	
	NOSF	Staff	NOSF	Staff
1. Courtroom Suites <sup>(2)</sup>	205,125	0	210,113	0
2. Judicial Chambers Suites <sup>(3)</sup>	52,812	173	55,418	188
3. Legal Services	2,948	17	3,572	21
4. Judicial Services	1,403	8	1,569	10
5. Court Reporters	894	5	1,342	10
6. Criminal Court Business Office	17,796	117	18,558	129
7. Criminal Court Clerk	7,680	67	7,985	75
8. Pretrial Services	1,435	10	1,851	18
9. Family Court Operations	8,078	63	8,411	67
10. Family Court Services	5,512	24	6,682	30
11. Family Law Facilitators	3,640	19	4,516	26
12. Probate	3,788	21	4,371	28
13. Family Domestic Violence	1,513	4	1,513	4
14. Jury Services <sup>(4)</sup>	12,624	16	13,021	21
15. Executive Office	1,869	4	2,289	6
16. Central Operations Administration	1,855	7	1,938	8
17. Information Technology <sup>(5)</sup>	2,345	7	2,345	7
18. Administrative Services	13,657	28	14,314	36
19. Personnel and Payroll	4,235	27	5,385	39
20. Evaluation and Planning	3,671	22	3,515	21
21. Central Archival Records <sup>(6)</sup>	5,658	6	6,587	7
22. Appeals	2,534	13	2,783	16
23. Sheriff <sup>(7)</sup>	20,027	40	20,243	40
24. Grand Jury	1,775	1	1,775	1
25. Building Support / Maintenance <sup>(8)</sup>	58,374	2	58,374	2
26. Shared Court Support	9,018	0	9,393	0
27. Food Concession / Dining	7,500	0	7,500	0
<b>Total Net Occupiable Square Feet</b>	<b>457,766</b>	<b>701</b>	<b>475,362</b>	<b>810</b>
<i>x Grossing Factor (38%)</i>	1.38		1.38	
<b>Total Gross Square Feet</b>	<b>631,527</b>		<b>655,925</b>	
<b>Parking <sup>(9)</sup></b>			40,000	
<b>Loading <sup>(9)</sup></b>			8,000	
			<b>703,925</b>	

## Notes:

General Notes: Final determination regarding need for spaces, including Judge's libraries, cafeteria/food concession, central archival records, media room, attorney lounge, will need to be made during schematic design. 16 Civil Courtrooms and Chambers, Civil Court Business Office, Civil Court Clerk, most of IT, Court Facilities Unit, and part of Administrative Services will remain at Hall of Justice.

<sup>(1)</sup> Current per SOM/RGA Program.

<sup>(2)</sup> All courtrooms and support are assumed to be the same (except for several large arraignment/high-volume courtrooms), including jury boxes, spectator seating for about 45, courtroom holding areas, and jury deliberation room.

<sup>(3)</sup> Assumes 71 judicial officer chamber suites (one per courtroom) in the new building. Presiding and Asst. Presiding Judges are included in the 71 chamber count.

<sup>(4)</sup> Jury Services assumed to be in the new building. If remote from HOJ, the HOJ may need a satellite jury assembly operation.

<sup>(5)</sup> AOC to determine whether most staff could or should be off-site. Only a small contingent of support staff are required to service/support computer equip. on-site.

<sup>(6)</sup> AOC to determine whether some or all of these records can be located off-site. Most active records are held in the business offices.

<sup>(7)</sup> Staffing requires confirmation by Sheriff's Department.

<sup>(8)</sup> No staff information provided. Status of General Services as future building manager is yet to be determined. Storage requirements require further discussion.

<sup>(9)</sup> Area quantity for parking and loading provided by SOM. Loading area accommodates large truck access inside the building, which may be a security concern and should be reviewed.



## Courtroom Summaries

### Summary by Building

	2002 Master Plan			SOM/RGA Space Program	
	2002 # of Courtrooms	2012 # of Courtrooms	2022 # of Courtrooms	2004 <sup>(1)</sup> # of Courtrooms	Building Program # of Courtrooms
<b>County Courthouse</b>					
Criminal Court	52	-	-	51	-
Civil Court	7	-	-	5	-
Family Court	-	-	-	3	-
<b>sub-total</b>	<b>59</b>	<b>-</b>	<b>-</b>	<b>59</b>	<b>-</b>
<b>Family Law Facility</b>					
Family Court	6	-	-	6	-
<b>sub-total</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>-</b>
<b>Madge Bradley Building</b>					
Family and Probate Courts	4	-	-	4	-
<b>sub-total</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>4</b>	<b>-</b>
<b>Proposed New Courthouse</b>					
Criminal Court	-			-	52
Civil Court	-			-	6
Family and Probate Courts	-			-	13
<b>sub-total</b>	<b>-</b>	<b>67</b>	<b>80</b>	<b>-</b>	<b>71</b>
<b>Total Courtrooms</b>	<b>69</b>	<b>67</b>	<b>80</b>	<b>69</b>	<b>71</b>

Note:

<sup>(1)</sup> Represents current actual assignment as of March 2005.

### **Hall of Justice**

Civil Court	16	16	16	16	16
<b>sub-total</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>

### Summary by Courtroom Type (New Courthouse Only)

	SOM/RGA Space Program	
	2004 # of Courtrooms	Building Program # of Courtrooms
<u>Criminal Court</u>		
Arraignment/High Volume (2,500 sf)	-	2
High Profile Courtroom (2,500 sf)	-	1
Ceremonial Courtroom (2,500 sf)	-	1
Standard Trial Jury (1,600 sf)	-	48
<u>Civil Court</u>		
Standard Trial Jury (1,600 sf)	-	6
<u>Family and Probate Courts</u>		
Standard Trial Jury (1,600 sf)	-	13
<b>Total Courtrooms</b>	<b>0</b>	<b>71</b>

## Space Standards

Space	California Facilities Standard (sf) <sup>(1)</sup>	Project Standard (sf)	Comments
<b><u>Court Sets</u></b>			
Standard Trial Courtroom	1,500 minimum	1,600 <sup>(2)</sup>	includes holding, 14-person jury, 45 spectators
Arraignment / High Volume Courtroom		2,500	includes holding, no jury, approx. 120 spec., prisoner dock
High Profile Criminal Courtroom		2,500	includes holding, 2 14-person juries, 80 to 120 spectators
Ceremonial Courtroom <sup>(3)</sup>		2,500	2 14-person juries, en banc bench
Sound Vestibule		50	
Attorney Conference Room		100	1.5 per courtroom
Courtroom Holding Cell		80	
Jury Deliberation Room	300 minimum	325	14 jurors
<b><u>Judicial Staff</u></b>			
Judge's Office	350 minimum	350	private office
Judge's Toilet	1 per chambers	50	
Judicial Secretary	140	140	
Attorney, IC Clerk		120	private office
Court Reporter	80-100	80	workstation with files and printer
IC Clerk		80	workstation with files and printer
<b><u>Staff Space</u></b>			
Executive	300-350	350	private office
Deputy Executive		275	private office
Director	120-150	150	private office
Manager	120-150	120	private office
Supervisor, Professional	80-120	100	private or semi-private office
Supervisor, Professional	80-120	80	workstation
Clerical, Support Staff	60-80	64	average size. size variation may be considered.
Part-time field worker		25	workstation
Student Worker		48	
<b><u>Support Space</u></b>			
Waiting / Reception		12-15 per seat	
Jury Assembly Waiting	8-12 per juror	12 per juror	
Counter		20 per station	minimum 40 sf. for single counter
Conference Room - 15 person capacity		300	
Conference Room - 10 person capacity		250	
Interview Room		120	4-6 person capacity
Copy / Fax		40	
Vertical File Cabinet		7	
Lateral File Cabinet		9	
Shelving Unit		9	Accommodates 21 linear feet

**Note:**

- <sup>(1)</sup> Current Facilities Guidelines are in the process of being revised. RGA Space Standards used represent standards for modern practice in county courthouses in other jurisdiction, modified for local San Diego needs where appropriate.
- <sup>(2)</sup> Courtroom size per the direction of AOC. Accommodates approximately 45 spectators with additional space available for jury panel seating to total of 75. Courtroom assumed to accommodate all case types (Criminal, Civil, Family, Probate), except Arraignment and High Profile cases.
- <sup>(3)</sup> For use in high-profile cases, double jury, and ceremonial. Can accommodate en banc bench. AOC to determine actual capacity.

# 1. Courtroom Suites

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Criminal Court</b>								
Standard Trial Courtroom	1,600	47	75,200		48	76,800		
Arraignment/High Vol. Courtroom	2,500	2	5,000		2	5,000		
High Profile Courtroom	2,500	1	2,500		1	2,500		
Ceremonial Courtroom	2,500	1	2,500		1	2,500		
Courtroom Vestibule	50	51	2,550		52	2,600		
Courtroom Waiting	120	51	6,120		52	6,240		
Exhibit Storage	40	51	2,040		52	2,080		
A/V Storage	20	51	1,020		52	1,040		
Attorney Conference Room	100	77	7,700		78	7,800		1.5 per courtroom
Courtroom Holding Vestibule	50	51	2,550		52	2,600		1 per courtroom
Courtroom Holding Cell <sup>(1)</sup>	80	51	4,080		52	4,160		2 per 2 courtrooms
Jury Vestibule	50	26	1,300		26	1,300		
Jury Deliberation Room	325	26	8,450		26	8,450		1 per 2 courtrooms. Accom. 14 jurors
Jury Toilet	50	52	2,600		52	2,600		Assumes 2 per jury deliberation room
<i>sub-total</i>			123,610		125,670			
<b>Civil Court (New Building)</b>								
Standard Trial Courtroom	1,600	5	8,000		6	9,600		
Courtroom Vestibule	50	5	250		6	300		
Courtroom Waiting	120	5	600		6	720		
Exhibit Storage	40	5	200		6	240		
A/V Storage	20	5	100		6	120		
Attorney Conference Room	100	8	800		9	900		1.5 per courtroom
Jury Vestibule	50	3	150		3	150		
Jury Deliberation Room	325	3	975		3	975		1 per 2 courtrooms. Accom. 14 jurors
Jury Toilet	50	6	300		6	300		Assumes 2 per jury deliberation room
<i>sub-total</i>			11,375		13,305			

## Notes:

All Court Sets in the New Courthouse (except for high-volume and double jury courtrooms) are assumed to be the same, based on AOC preference.

Courtroom Holding only programmed for Criminal Court Courtrooms. This requires further discussion

<sup>(1)</sup> Arraignment / High Volume Courtroom holding needs requires further evaluation. These courtrooms are proposed to include a "prisoner dock" to accommodate 10-20 prisoners. Sheriff requested only 1 cell per courtroom due to staffing shortage.

<sup>(2)</sup> 16 Civil Court sets remain in HOJ.

# 1. Courtroom Suites

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Family and Probate Court								
Standard Trial Courtroom	1,600	13	20,800		13	20,800		
Courtroom Vestibule	50	13	650		13	650		
Courtroom Waiting	120	13	1,560		13	1,560		
Exhibit Storage	40	13	520		13	520		
A/V Storage	20	13	260		13	260		
Attorney Conference Room	100	20	2,000		20	2,000		1.5 per courtroom
Jury Vestibule	50	7	350		7	350		
Jury Deliberation Room	325	7	2,275		7	2,275		1 per 2 courtrooms. Accom. 14 jurors
Jury Toilet	50	14	700		14	700		Assumes 2 per jury deliberation room
sub-total			29,115			29,115		
Total Net Square Feet			164,100	0	168,090			0
x Dept. Circulation Factor			1.25		1.25			
Total Net Occupiable Square Feet			205,125		210,113			

Notes:

All Court Sets in the New Courthouse (except for high-volume and double jury courtrooms) are assumed to be the same, based on AOC preference.

Courtroom Holding only programmed for Criminal Court Courtrooms. This requires further discussion



## 2. Judicial Chambers Suites

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b><u>Criminal Court</u></b>								
<b>Presiding Judge's Chambers</b>								
Presiding Judge's Office	350	1	350	1	1	350	1	Use Ceremonial Courtroom
Judge's Toilet	50	1	50		1	50		
Judicial Secretary	140	1	140	1	1	140	1	Shared with Assistant Presiding Judge
Conference Area	190	1	190		1	190		
<i>sub-total</i>			730	2		730	2	
<b>Criminal Court Judicial Chambers</b>								
Judge's Chambers	350	50	17,500	50	51	17,850	51	Use standard Criminal, High Profile, and Arraignment Courtrooms
Judge's Toilet	50	50	2,500		51	2,550		
Judicial Secretary <sup>(1)</sup>	140	9	1,260	9	9	1,260	9	
<i>sub-total</i>			21,260	59		21,660	60	
<b><u>Civil Court</u> <sup>(2)</sup></b>								
<b>Assistant Presiding Judge's Chambers</b>								
Asst. Pres. Judge's Chambers	350	1	350	1	1	350	1	Use Standard Civil Trial Courtroom
Judge's Toilet	50	1	50		1	50		
<i>sub-total</i>			400	1		400	1	
<b>Civil Court Judicial Chambers (New Courthouse) <sup>(1)</sup></b>								
Judge's Chambers	350	4	1,400	4	5	1,750	5	All use Standard Civil Trial Courtroom
Judge's Toilet	50	4	200		5	250		
Judicial Secretary <sup>(1)</sup>	140	1	140	1	1	140	1	
Attorney	120	4	480	4	5	600	5	
IC Clerk	80	4	320	4	5	400	5	
IC Clerk Files	30	4	120		3	90		Accom. 2 shelving units, 1 lateral cabinet
<i>sub-total</i>			2,660	13		3,230	16	
<b><u>Family and Probate Courts</u></b>								
<b>Family and Probate Courts Judicial Chambers</b>								
Judge's Chambers	350	13	4,550	13	13	4,550	13	All use Standard Family/Probate Courtroom
Judge's Toilet	50	13	650		13	650		
Judicial Secretary <sup>(1)</sup>	80	3	240	3	3	240	3	
IC Clerk	80	13	1,040	13	13	1,040	13	Accom 2 shelving units and 1 cabinet
IC Clerk Files	30	13	390		13	390		
<i>sub-total</i>			6,870	29		6,870	29	
<b><u>Support Space</u></b>								
<b>Court Reporters</b>								
Court Reporter <sup>(3)</sup>	80	69	5,520	69	80	6,400	80	
<i>sub-total</i>			5,520	69		6,400	80	

Note:

<sup>(1)</sup> Judicial Secretaries currently approx. 1 per 6 judges. This program assumes 1 Judicial Secretary per chamber floor, and 6 chambers per floor. Includes copy/fax.

<sup>(2)</sup> 16 Civil Court chambers remain in the HOJ.

<sup>(3)</sup> According to AOC policy, Criminal Court Court Reporters will be pooled in the future.

## 2. Judicial Chambers Suites

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Shared Chambers Support</b>			1,680			1,760		
Exec. Conference Room / Library	1,200	1	1,200	1	1	1,200	1	Requires AOC confirmation. 48-65 users 1/floor with chambers, assumes 14 floors
Kitchenette	40	12	480		14	560		
<i>sub-total</i>								
<b>Total Net Square Feet</b>			<b>39,120</b>	<b>173</b>		<b>41,050</b>	<b>188</b>	
<i>x Dept. Circulation Factor</i>			<i>1.35</i>			<i>1.35</i>		
<b>Total Net Occupiable Square Feet</b>			<b>52,812</b>			<b>55,418</b>		

## 3. Legal Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space - Legal Services</b>								
Director of Legal Services	150	1	150	1	1	150	1	
Staff Attorney Supervisor	120	2	240	2	3	360	3	
Litigation Attorney	120	2	240	2	3	360	3	
Staff Attorney - Appellate	120	1	120	1	1	120	1	
Staff Attorney - Family	120	1	120	1	1	120	1	
Staff Attorney - Probate <sup>(1)</sup>	120	1	120	1	1	120	1	
Staff Attorney - Criminal / Civil	120	7	840	7	9	1,080	9	
Court of Administrative Clerk	64	1	64	1	1	64	1	
Judicial Secretary	64	1	64	1	1	64	1	
<i>sub-total</i>			1,958	17		2,438	21	
<b>Support Space - Legal Services</b>			310			310		
Copy / Fax								
Supply / Storage								
Small Conference / Research Area								12-15 users
Coat Closets								
<b>Total Net Square Feet</b>			<b>2,268</b>	<b>17</b>		<b>2,748</b>	<b>21</b>	
<i>x Dept. Circulation Factor</i>			<i>1.30</i>			<i>1.30</i>		
<b>Total Net Occupiable Square Feet</b>			<b>2,948</b>			<b>3,572</b>		

Note:

<sup>(1)</sup> Currently split assignment (Civil special assignment / Probate) to become full-time Probate by 2014.

All private attorney offices include bookshelves (assumes 63 linear feet per office). Additional collection accommodated in Judicial Library.

## 4. Judicial Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space - Judicial Services								
Manager	150	1	150	1	1	150	1	Holds small meetings
Administrative Analyst	150	1	150	1	1	150	1	Holds small meetings
Senior Court Admin. Clerk	64	1	64	1	1	64	1	
Court Administrative Clerk	64	4	256	4	5	320	5	
Senior Material Specialist	64	1	64	1	2	128	2	
sub-total			624	8		752	10	
Support Space - Judicial Services			455			455		
Waiting / Reception								3 seats
Interview Room								
Copy / Fax								
Supply / Storage								
Coat Closet								
File Cabinets								9 cabinets
File Room								Lockable
Total Net Square Feet			1,079	8		1,207	10	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			1,403			1,569		

## 5. Court Reporters

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Court Reporter Supervisor	120	2	240	2	3	360	3	
Court Administrative Clerk	64	3	192	3	5	320	5	
Student Worker	48	0	0	0	2	96	2	
sub-total			432	5		776	10	
Support Space								
			256			256		
Waiting / Reception								2 seats
Counter								
Copy / Fax								
Supply / Storage								
File Cabinets								10 cabinets
Total Net Square Feet								
			688	5		1,032	10	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet								
			894			1,342		

### Notes:

Court Reporters are all assumed to be assigned to Judicial Chambers and are programmed under Section 2. According to AOC policy, Criminal Court Court Reporters will be pooled in the future.

## 6. Criminal Court Business Office

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space</b>								
<b>Misdemeanor</b>								
Court Operations Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	80	3	240	3	3	240	3	
Court Operations Clerk	64	42	2,688	42	46	2,944	46	
Court Referral Officer	64	4	256	4	5	320	5	
Student Worker	48	1	48	1	1	48	1	
<i>sub-total</i>			3,352	51		3,672	56	
<b>Felony Support</b>								
Court Operations Supervisor	80	1	80	1	1	80	1	
Court Operations Clerk	64	7	448	7	8	512	8	
<i>sub-total</i>			528	8		592	9	
<b>Criminal Records And Domestic Violence</b>								
Court Operations Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	80	1	80	1	1	80	1	
Court Operations Clerk	64	15	960	15	17	1,088	17	
Student Worker	48	2	96	2	2	96	2	
<i>sub-total</i>			1,256	19		1,384	21	
<b>Case Processing and Interpreters</b>								
Court Operations Supervisor	80	1	80	1	1	80	1	
Court Operations Clerk	64	8	512	8	9	576	9	
Court Administrative Clerk	64	2	128	2	2	128	2	
Court Interpreter	0	0	0	25	0	0	28	Use shared waiting area
Staff Interpreter	0	0	0	2	0	0	2	Use shared waiting area
Student Worker	48	1	48	1	1	48	1	
<i>sub-total</i>			768	39		832	43	
<b>Shared Support Space</b>			7,785			7,795		
Waiting / Reception								150 seats
Public Counter								25 stations
Public Access Counter								6 stations
Viewing Area								4 tables
Conference								15-18 users
Interview Room								10 rooms
Copy / Fax								
Supply / Storage								
Mail Area								Includes 150 mail boxes, 2 work tables
Interpreter Waiting Area								15 users, work table, 2 computers
Reference Shelving Units								42 linear feet
File Cabinets								11 cabinets
File Shelving Units (Office) <sup>(1)</sup>								Accommodates 2583 linear feet.
File Shelving Units (Storage) <sup>(1)</sup>								Can be in basement. Accom. 3,885 lf.
<b>Total Net Square Feet</b>			<b>13,689</b>	<b>117</b>		<b>14,275</b>	<b>129</b>	
<i>x Dept. Circulation Factor</i>			<i>1.30</i>			<i>1.30</i>		
<b>Total Net Occupiable Square Feet</b>			<b>17,796</b>			<b>18,558</b>		

Note:

<sup>(1)</sup> Substantial reductions in files were made predicated on new case management system.



## 7. Criminal Court Clerk

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space</b>								
Court Operations Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	80	2	160	2	3	240	3	
Courtroom Clerk (Courtroom)	0	0	0	56	0	0	61	Located in courtrooms
Courtroom Clerk (Floater)	80	4	320	4	5	400	5	
Senior Exhibit Custodian	80	1	80	1	1	80	1	
Exhibit Custodian	64	1	64	1	2	128	2	
Court Operations Clerk	64	1	64	1	1	64	1	
Paralegal	64	1	64	1	1	64	1	
<i>sub-total</i>			872	67		1,096	75	
<b>Support Space</b>			278			288		
Public Counter								
Copy / Fax								
Supply / Storage								
Reference Cabinets								9 cabinets
Reference Shelving Units								63 linear feet
<b>Evidence / Exhibit Storage</b>			4,758			4,758		
Evidence / Exhibit Storage								May be in basement. Based on existing size
<b>Total Net Square Feet</b>			5,908	67		6,142	75	
<i>x Dept. Circulation Factor</i>			1.30			1.30		
<b>Total Net Occupiable Square Feet</b>			7,680			7,985		

## 8. Pretrial Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Manager	120	1	120	1	1	120	1	
Senior Pretrial Services Officer	100	1	100	1	1	100	1	
Pretrial Services Officer	80	2	160	2	4	320	4	
Court Operations Clerk	64	1	64	1	2	128	2	
Student Worker	48	2	96	5	4	192	10	Shared workstations
sub-total			540	10		860	18	
Support Space			564			564		
Waiting /Reception								6 seats
Public Counter								1 station
Non-Contact Interview Room								2 rooms
Copy / Fax								
Supply / Storage								
Printer Area								
File Cabinets								9 cabinets
File Shelving Unit								21 linear feet
Total Net Square Feet			1,104	10		1,424	18	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			1,435			1,851		

## 9. Family Court Operations

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b><u>Staff Space</u></b>								
<b>Family Law Court</b>								
Court Operations Manager	120	1	120	1	1	120	1	Also manages Family Support Division
Court Operations Supervisor	80	2	160	2	2	160	2	
Court Operations Clerk	64	19	1,216	19	19	1,216	19	
Court Clerk	0	0	0	10	0	0	12	Located in courtroom
IC Clerk	0	0	0	7	0	0	9	Located in judicial chambers suite
Student Worker	48	4	192	4	4	192	4	
<i>sub-total</i>			1,688	43		1,688	47	
<b>Family Support Division</b>								
Court Operations Supervisor	80	1	80	1	1	80	1	
Court Operations Clerk	64	9	576	9	9	576	9	
Court Clerk	0	0	0	3	1	0	3	Located in courtroom
Legal Assistant Clerk	64	1	64	1	1	64	1	
Department Aide	64	1	64	1	5	320	1	
Contract Worker	64	5	320	5	5	320	5	
<i>sub-total</i>			1,104	20		1,360	20	
<b><u>Shared Support Space</u></b>			3,422			3,422		
Waiting / Reception								20 seats
Public Counter								8 stations
Conference Room								12 users.
Mail Area								
Copy / Fax								
Supply / Storage								
File Shelving Units (FLC-Office)								862 linear feet
File Shelving Units (FSD -Office)								862 linear feet
File Shelving Units (FLC-Storage)								2,024 linear feet
File Shelving Units (FSD -Storage)								2,024 linear feet
<b>Total Net Square Feet</b>			<b>6,214</b>	<b>63</b>		<b>6,470</b>	<b>67</b>	
<i>x Dept. Circulation Factor</i>			<i>1.30</i>			<i>1.30</i>		
<b>Total Net Occupiable Square Feet</b>			<b>8,078</b>			<b>8,411</b>		

## 10. Family Court Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Supervising Fam. Ct. Counselor	150	2	300	2	2	300	2	3 guest seats
Family Court Counselor	150	14	2,100	14	20	3,000	20	3 guest seats
Director	150	1	150	1	1	150	1	
Supervising Clerk	80	1	80	1	1	80	1	
Clerk	64	6	384	6	6	384	6	
sub-total			3,014	24		3,914	30	
Support Space			1,226			1,226		
Waiting / Reception								36 seats, two separate areas
Public Counter								3 stations
Orientation Room								12 seats, wide aisle
Interview Room								5 people. 2 rooms
File Cabinets								8 cabinets
File Shelving Units								546 linear feet
Total Net Square Feet			4,240	24		5,140	30	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			5,512			6,682		

## 11. Family Law Facilitators

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Family Law Facilitator	120	1	120	1	1	120	1	
Staff Attorney	100	8	800	8	10	1,000	10	
Paralegal	100	4	400	4	8	800	8	
Clerk	64	4	256	4	5	320	5	
Student Worker	64	2	128	2	2	128	2	
	sub-total		1,576	19		2,240	26	
Support Space								
			1,224			1,234		
Waiting / Reception								3 tables, 30 seats
Public Counter								2 stations
Public Terminal								2 stations
Copy / Fax								
Supply / Storage								
Conference Room								15-18 users
Files								4 cabinets
Forms Storage								42 linear feet
Total Net Square Feet								
			2,800	19		3,474	26	
x Dept. Circulation Factor								
			1.30			1.30		
Total Net Occupiable Square Feet								
			3,640			4,516		

## 12. Probate

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Court Operations Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	100	1	100	1	1	100	1	
Senior Probate Examiner	100	1	100	1	1	100	1	
Probate Examiner	64	7	448	7	7	448	7	
Court Investigator	64	2	128	2	6	384	6	
Courtroom Clerk	0	0	0	2	0	0	2	Located in courtroom
Court Operations Clerk	64	6	384	6	9	576	9	
Student Worker	0	0	0	1	0	0	1	No workstation, use counter
sub-total			1,280	21		1,728	28	
Support Space								
			1,634			1,634		
Waiting / Reception								Share with Family Business Office 6 seats
Public Counter								Share with Family Business Office 2 stations
Public Viewing Area								4 tables with chairs
Public Access Terminal								1 station
Clinic Area <sup>(1)</sup>								
Conference / Interview Room								Confidential. 15-18 users.
Secure File Cabinets								15 cabinets
File Shelving Units								1,935 linear feet, all in one file area
Total Net Square Feet								
			2,914	21		3,362	28	
x Dept. Circulation Factor								
			1.30			1.30		
Total Net Occupiable Square Feet								
			3,788			4,371		

Note:

<sup>(1)</sup> Clinic Area - Confidential workstation where public meets with volunteer attorney and clerical person. Typically 3-4 people, off public waiting.



## 13. Family Domestic Violence

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Court Operations Clerk	64	3	192	3	3	192	3	
Student Worker	0	0	0	1	0	0	1	No workstation, use counter
sub-total			192	4		192	4	
Support Space			972			972		
Waiting / Reception								10 seats
Public Counter								2 stations
Copy / Fax								
Clinic Area								
Files								372 linear feet
Total Net Square Feet			1,164	4		1,164	4	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			1,513			1,513		

## 14. Jury Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Jury Services Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	80	1	80	1	2	160	2	
Court Operations Clerk	64	12	768	12	14	896	14	
Material Specialist	64	1	64	1	2	128	2	
Temp Worker	64	1	64	1	2	128	2	
sub-total			1,096	16		1,432	21	
Support Space								
			9,881			9,891		
Public Counter								5 stations
Jury Assembly								725 users, per Courts request
Quiet Room								25 users
Vending Area								
Copy / Fax								2 areas
Supply / Storage								
Work Table								3 tables. For mail, etc.
Files								4 cabinets
Total Net Square Feet			10,977	16	11,323			21
x Dept. Circulation Factor			1.15		1.15			
Total Net Occupiable Square Feet			12,624		13,021			

Note:

Large courtrooms should be used for voir dire.

This program reflects a single operation for both the New Courthouse and Hall of Justice. If the building are not connected, then Jury Services should have split operations. In this scenario, Hall of Justice Jury Assembly Room should seat 100-250 jurors, and would need to staff 1 Supervisor and 4 Support Staff.

## 15. Executive Office

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Executive Officer	350	1	350	1	1	350	1	
Chief Financial Officer	275	1	275	1	1	275	1	
Chief Information Officer	275	0	0	0	1	275	1	Position currently held by CFO
Executive Secretary <sup>(1)</sup>	150	2	300	2	2	300	2	
Student Worker	48	0	0	0	1	48	1	
sub-total			925	4		1,248	6	
Support Space								
			513			513		
Waiting / Reception								3 seats
Conference Room								12-18 users
Copy / Fax								
Supply / Storage								
Kitchenette								
Files								3 cabinets
Total Net Square Feet			1,438	4	1,761			6
x Dept. Circulation Factor			1.30		1.30			
Total Net Occupiable Square Feet			1,869		2,289			

Note:

Presiding Judge co-located with Executive Office.

<sup>(1)</sup> One Executive Secretary for Executive Administrator, and one for reception function.

## 16. Central Operations Administration

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Assistant Executive Officer	275	1	275	1	1	275	1	Family, Juvenile and Probate Courts
Civil Operations Director	150	1	150	1	1	150	1	
Criminal Operations Director	150	1	150	1	1	150	1	
Multi-Court Op. Director	150	1	150	1	1	150	1	
Business Manager	120	1	120	1	1	120	1	
Superior Court Secretary	64	1	64	1	1	64	1	
Court Administrative Clerk	64	0	0	0	1	64	1	
Student Worker	48	1	48	1	1	48	1	
sub-total			957	7		1,021	8	
Support Space			470			470		
Waiting / Reception								5 seats
Conference Room								15-18 users
Copy / Fax								
Supply / Storage								
Total Net Square Feet			1,427	7		1,491	8	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			1,855			1,938		

Note:

Staff growth may occur if other departments lose staff.

## 17. Information Technology

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space <sup>(1)</sup></b>								
Supervisor	80	1	80	1	1	80	1	
I.T. Technician	64	6	384	6	6	384	6	
<i>sub-total</i>			464	7		464	7	
<b>Support Space</b>								
			1,340			1,340		
Computer Data Center / Server								
Supply / Storage								
Copy / Fax								
<b>Total Net Square Feet</b>								
			1,804	7		1,804	7	
<i>x Dept. Circulation Factor</i>			1.30			1.30		
<b>Total Net Occupiable Square Feet</b>								
			2,345			2,345		

Note:

Primary IT space to be located in the HOJ.

Per 02/08/05 email from Ming Yim, Information Technology assumed to be located in the Hall of Justice with 7 staff and  
Computer Data Center / Services to be located in New Courthouse.

Shared Training Room included in Shared Court Support

## 18. Administrative Services

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space - Accounting (Central)								
Court Operations Clerk	64	4	256	4	4	256	4	
Court Collection Officer	64	4	256	4	4	256	4	
Student Worker	48	2	96	2	2	96	2	
sub-total			608	10		608	10	
Support Space - Accounting (Central)								
Waiting / Receptions			672			672		25 seats in Criminal Business Office
Public Counter								Locate in Criminal Business Office
								4 stations
Interview Counter Station								Locate in Criminal Business Office
Copy / Fax								
Vault								
Files								2 cabinets
File Sevlng Units								18 linear feet
Staff Space - Property, Mail and Supply, Law Reference Libraries <sup>(1)</sup>								
Material Supervisor	80	1	80	1	1	80	1	
Senior Material Specialist	80	3	240	3	5	400	5	
Court Administrative Clerk	64	1	64	1	2	128	2	
Material Specialist	64	6	384	6	8	512	8	
Student Worker	48	7	336	7	10	480	10	
sub-total			1,104	18		1,600	26	
Support Space - Property, Mail and Supply, Law Reference Libraries <sup>(1)</sup>								
			8,121			8,131		
Waiting / Receptions								2 seats
Public Counter								1 station
Copy / Fax								
Storage <sup>(2)</sup>								
Supply Storage <sup>(3)</sup>								
Mail Room								
Files								6 cabinets
Total Net Square Feet								
			10,505	28		11,011	36	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet								
			13,657			14,314		

Notes:

<sup>(1)</sup> Staff growth should be reconsidered if use of law libraries is reduced. Property, Mail and Supply does not necessarily need to be in the building. Allow sufficient space to provide these services to Central Courthouse and HOJ adjacent to these buildings.

<sup>(2)</sup> Includes book room, property room, modular storage, A/V storage, and other general storage.

<sup>(3)</sup> Includes central supplies and mail process room.

Accounting can be consolidated into one building, but is programmed separate for now. (split between New Courthouse and HOJ) per AOC request.

## 19. Personnel and Payroll

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space</b>								
<b>Personnel</b>								
Director, Personnel	150	1	150	1	1	150	1	
Personnel and Training Mgr.	120	1	120	1	1	120	1	
Senior Personnel Analyst	100	1	100	1	2	200	2	
Personnel Analyst	80	5	400	5	8	640	8	
Court Administrative Clerk	64	2	128	2	3	192	3	
sub-total			898	10		1,302	15	
<b>Payroll</b>								
Payroll Supervisor	80	1	80	1	1	80	1	
Court Administrative Clerk	64	5	320	5	7	448	7	
Student Worker	48	3	144	3	4	192	4	
sub-total			544	9		720	12	
<b>Training</b>								
Staff Development Specialist	80	8	640	8	10	800	10	
Staff Development Supervisor	80	0	0	0	1	80	1	
Court Administrative Clerk	64	0	0	0	1	64	1	
sub-total			640	8		944	12	
<b>Support Space</b>			1,176			1,176		
Waiting / Reception							3 seats	
Public Counter							2 stations	
Training Room							20 users	
Copy / Fax								
Supply / Storage								
Coat Closet								
Lat. File Cabinets - Personnel							23 cabinets	
Lat. File Cabinets - Payroll							28 cabinets	
Lat. File Cabinets - Training							6 cabinets	
File Shelving Units - Training							260 linear feet	
<b>Total Net Square Feet</b>			<b>3,258</b>	<b>27</b>		<b>4,142</b>	<b>39</b>	
<i>x Dept. Circulation Factor</i>			<i>1.30</i>			<i>1.30</i>		
<b>Total Net Occupiable Square Feet</b>			<b>4,235</b>			<b>5,385</b>		



## 20. Evaluation and Planning

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space</b>								
Chief Eval. and Plan. Officer	275	1	275	1	1	275	1	
Court Public Affairs Officer	120	1	120	1	1	120	1	
Special Projects Manager	120	5	600	5	4	480	4	
Senior Administrative Analyst	120	3	360	3	3	360	3	
Administrative Analyst	80	4	320	4	4	320	4	
Operations Analyst	64	1	64	1	2	128	2	
Children's Waiting Room Asst.	64	1	64	5	1	64	5	Shared workstation
Student Worker	48	2	96	2	2	96	2	
<i>sub-total</i>			1,899	22		1,779	21	
<b>Support Space</b>								
			925			925		
Conference Room								10-12 users
Interview Room								Near children's waiting area
Copy / Fax								
Supply / Storage								
File Cabinets								28 cabinets
File Shelving Units								365 linear feet
<b>Total Net Square Feet</b>								
			2,824	22		2,704	21	
<i>x Dept. Circulation Factor</i>								
			1.30			1.30		
<b>Total Net Occupiable Square Feet</b>								
			3,671			3,515		

## 21. Central Archival Records

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space</b>								
Court Operations Clerk	64	6	384	6	7	448	7	
<i>sub-total</i>			384	6		448	7	
<b>Support Space</b>			4,536			5,280		
Waiting / Reception								10 users
Public Counter								2 stations
Copy / Fax								
Supply / Storage								
Staging Area								
Viewing Area								Assumes 3 tables with chairs
Public Access Terminals								6 stations
Recent File Shelving Units <sup>(1)</sup>								4,171 lin. ft. of files, high-density shelving
Business Office Cold File Units <sup>(2)</sup>								9,387 lin. ft. of files, high-density shelving
<b>Total Net Square Feet</b>			<b>4,920</b>	<b>6</b>		<b>5,728</b>	<b>7</b>	
<i>x Dept. Circulation Factor</i>			<i>1.15</i>			<i>1.15</i>		
<b>Total Net Occupiable Square Feet</b>			<b>5,658</b>			<b>6,587</b>		

Note:

Very inactive old files currently held in Central Records are proposed to go off-site, and are not included in the program.

File shelving units per direction from Superior Court Facilities Planning regarding file "triage".

File shelving units assumed to be high density

<sup>(1)</sup> Existing 10,427 linear feet of files, reduced by 60% per Courts' decision.

<sup>(2)</sup> Includes "cold" files from Criminal Business Office, Civil Business Office, and Family Court Operations

## 22. Appeals

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Court Operations Manager	120	1	120	1	1	120	1	
Court Operations Supervisor	80	1	80	1	1	80	1	
Court Operations Clerk	64	11	704	11	14	896	14	
sub-total			904	13		1,096	16	
Support Space			1,045			1,045		
Waiting / Reception								5 seats
Public Counter								1 station
Public Access Terminal								2 stations
Viewing Area								Table and chairs
Copy / Fax								
Supply / Storage								
File Cabinets								8 cabinets
File Shelving Units								1,605 linear feet
Total Net Square Feet			1,949	13		2,141	16	
x Dept. Circulation Factor			1.30			1.30		
Total Net Occupiable Square Feet			2,534			2,783		

## 23. Sheriff

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Staff Space <sup>(1)</sup></b>								
Staff Workstation	64	15	960	15	15	960	15	
Shared Field Workstation	25	15	375	25	15	375	25	
<i>sub-total</i>			1,335	40		1,335	40	
<b>Support Space</b>			2,506			2,650		
Central Command Center <sup>(2)</sup>								Adjacent to Lobby
Sergeant Office								In Command Center
Male Locker <sup>(3)</sup>								88 lockers. Includes radio storage/charging
Female Locker <sup>(3)</sup>								Includes radio storage/charging
Male Bathroom/Shower Area								
Female Bathroom/Shower Area								
Waiting / Reception								
Counter								3 stations
Copy / Fax								
Supply / Storage								
Mailbox Area								
Armory								Secure closet
Gun Loading/Unloading Area								
<b>Support Space - Central Holding</b>			9,510			9,510		
Vehicular Sallyport								
Intake / Staging								Pat-down area, clothing changing room
Male Group Holding								20 cells @ 10 prisoners each, total capacity 200
Female Group Holding								7 cells @ 10 prisoners each, total capacity 70
Juvenile Group Holding								1 cell @ 10 prisoners each, total capacity 10
Single Cells								22 cells, total capacity 22
Control Room <sup>(4)</sup>								
<b>Total Net Square Feet</b>			<b>13,351</b>	<b>40</b>		<b>13,495</b>	<b>40</b>	
<i>x Dept. Circulation Factor</i>			<i>1.50</i>			<i>1.50</i>		
<b>Total Net Occupiable Square Feet</b>			<b>20,027</b>			<b>20,243</b>		

Notes:

<sup>(1)</sup> Accommodates 40 Civil Warrants staff.

<sup>(2)</sup> Central Command Center includes CCTV, duress alarms, 8 workstations, equipment storage room (non-lethal weapons, etc.).

<sup>(3)</sup> Current need is for 160 total lockers, projected to approximately 180. Need for lockers on site requires verification.

<sup>(4)</sup> Control Room needs public access via sallyport. Accommodate 10 officers, 3 at a counter. Includes CCTV, computers.

## 24. Grand Jury

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Grand Jury Coordinator	120	1	120	1	1	120	1	
sub-total			120	1		120	1	
Support Space - Criminal Grand Jury			1,300			1,300		
Multi-Purpose Hearing Room								19 jurors
Conference Room								2-4 users
A/V Storage								
Exhibit Storage Room								
Toilets								Male/female
Total Net Square Feet			1,420	1		1,420	1	
x Dept. Circulation Factor			1.25			1.25		
Total Net Occupiable Square Feet			1,775			1,775		

Note:

Grand Jury spaces should be accessed through public circulation. Hearing Room can be used for other functions when not needed for Grand Jury

## 25. Building Support / Maintenance

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
Staff Space								
Maintenance Office	120	1	120	1	1	120	1	
Custodial Office	120	1	120	1	1	120	1	
sub-total			240	2		240	2	
Support Space								
Security Screening / Queuing	2,000	1	2,000		1	2,000		
Public Lobby	4,000	1	4,000		1	4,000		
Receiving / Security Office	120	1	120		1	120		In loading dock area
Trash / Recycling / Staging	400	1	400		1	400		
Central Mechanical	40,000	1	40,000		1	40,000		
Engineers' Work Area	500	1	500		1	500		
Housekeeping Storage	500	1	500		1	500		
General Storage	3,000	1	3,000		1	3,000		
			50,520			50,520		
Total Net Square Feet			50,760	2		50,760	2	
x Dept. Circulation Factor			1.15			1.15		
Total Net Occupiable Square Feet			58,374			58,374		

Note:

Loading Dock included in Program Summary.



## 26. Shared Court Support

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Support Space</b>			7,214			7,514		
Shared Conference Room - Large								Approx. 70 users, subdividable
Shared Conference Room - Small								5 rooms (15-18 users each), video capable, distributed in building.
Kitchenette / Break Area								1 per office floor
Executive Conference Room								15-20 users, includes kitchentte
Media Room								6-10 users
Attorney Workroom								12-15 users
Training Room								20-25 users
Children's Waiting Reception								12 seats
Children's Waiting Room <sup>(1)</sup>								Approx. 20 children. Preferably near lobby.
Public Information Desk								In Lobby. 2 staff
<b>Total Net Square Feet</b>			7,214	0		7,514	0	
<i>x Dept. Circulation Factor</i>			1.25			1.25		
<b>Total Net Occupiable Square Feet</b>			9,018			9,393		

Note:

<sup>(1)</sup> Support Space is assumed to be in New Courthouse. A Children's Waiting Room would also need to be located in the Hall of Justice.

## 27. Food Concession / Dining

Component	Unit SF	Current Need			Building Program			Comments
		# of Units	NSF	Staff	# of Units	NSF	Staff	
<b>Support Space</b>			6,000			6,000		
Food Concession / Dining <sup>(1)</sup>								
<b>Total Net Square Feet</b>			6,000	0		6,000	0	
<i>x Dept. Circulation Factor</i>			1.25			1.25		
<b>Total Net Occupiable Square Feet</b>			7,500			7,500		

Note:

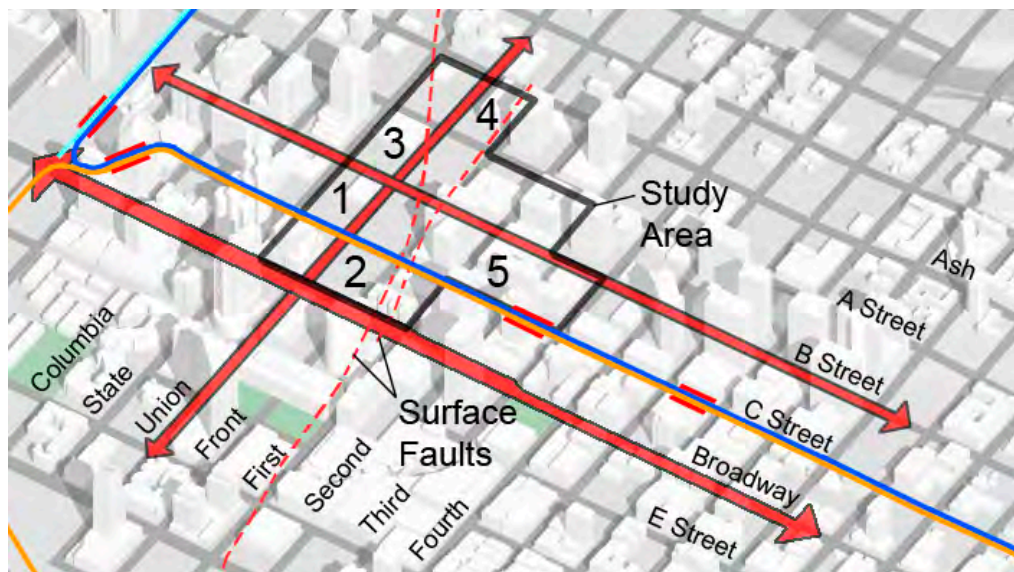
<sup>(1)</sup> Space allocation is an allowance, and requires further definition. Assumed to accommodate a full cafeteria or restaurant concession.

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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 2  
REGIONAL, URBAN, AND SITE PLANNING  
CONSIDERATIONS**

## Study Area

A key focus of this study phase is to define potential locations for the proposed San Diego New Central Courthouse. Central to that exercise is identifying development strategies for the new courthouse and, depending on the particular site, integrating revitalization master plans for the vicinity. That vicinity, the study area for this report, is focused around the existing County Courthouse, which fronts on Broadway and stretches north past B Street between Union and Front Streets. The study area is therefore bound by Broadway on the south, State Street on the west, Ash Street on the north, and Second Avenue on the east. This area was chosen because it has sites that are underutilized, and the buildings in proximity—the Hall of Justice, the central jail, and the new Federal Courthouse and Federal Building—represent the governmental core of the city, an ideal area for the new courthouse.



*Study Area with five site possibilities numbered*



*Regional map of San Diego*



## Urban Context

The existing county courthouse is located in downtown San Diego, adjacent to the downtown core, the central business district, and the Columbia neighborhood, characterized by a mixed use of office space and higher density housing extending to the waterfront. Horton Plaza, the primary downtown retail area, is just south of Broadway at Third Avenue.



*Aerial map of downtown San Diego showing neighborhoods and high-lighting primary connector streets: Broadway and Fifth Avenue (orange), and B and C Streets (blue dash) as pedestrian connectors crossing through downtown, with a link through Horton Plaza.*



This aerial map of downtown San Diego highlights five specific study areas, numbered (1) through (5), which are outlined in black. The map includes numerous labels for streets and buildings. A red line runs horizontally across the middle of the map, likely representing a major transit line. The numbered areas are: (1) a yellow-shaded area near the Hall of Justice; (2) a yellow-shaded area near the County Courts and Bus Depot; (3) a green-shaded area near the Proposed State Bldg. and County Courts; (4) a pink-shaded area near the State Building; and (5) a blue-shaded area near the Convention and Performing Arts Center and City Hall. Other labeled buildings include the Best Western, Columbia Square, 1st National Bank, W Hotel, 550 Corporate Center, Columbia Sq. Atrium, 500 West Broadway, Wyndham Hotel, Emerald Plaza, Koll Center, GSA Childcare, Columbia Tower, Federal Court Expansion, Federal Offices, SBC Plaza, Spreckles Building, NBC Tower, Horton Plaza Park, Balboa Theater, Capri Hotel, Metropolitan Correction Center, Jacob Weinberger Courthouse, Meridian Condos, Bristol Square, The Palladian, Westin Hotel, Horton Plaza, Proposed Hotel, Golden West Hotel, and many others. Street names like Ash St., Broadway, Front St., 1st Ave., 2nd Ave., 3rd Ave., 4th Ave., and various numbered streets (A St. through G St.) are also visible.

SKIDMORE OWINGS & MERRILL LLP

SAN DIEGO NEW CENTRAL COURTHOUSE  
DECEMBER 2005



### Circulation

The study area is easily accessible from downtown, surrounding downtown neighborhoods, and the region via local streets, connector streets, and Interstate Highways 5, 94, and 163. Transit and regional rail services are within walking distance to the study area, and San Diego's international airport, Lindbergh Field, is 3.5 miles northwest of the study area.

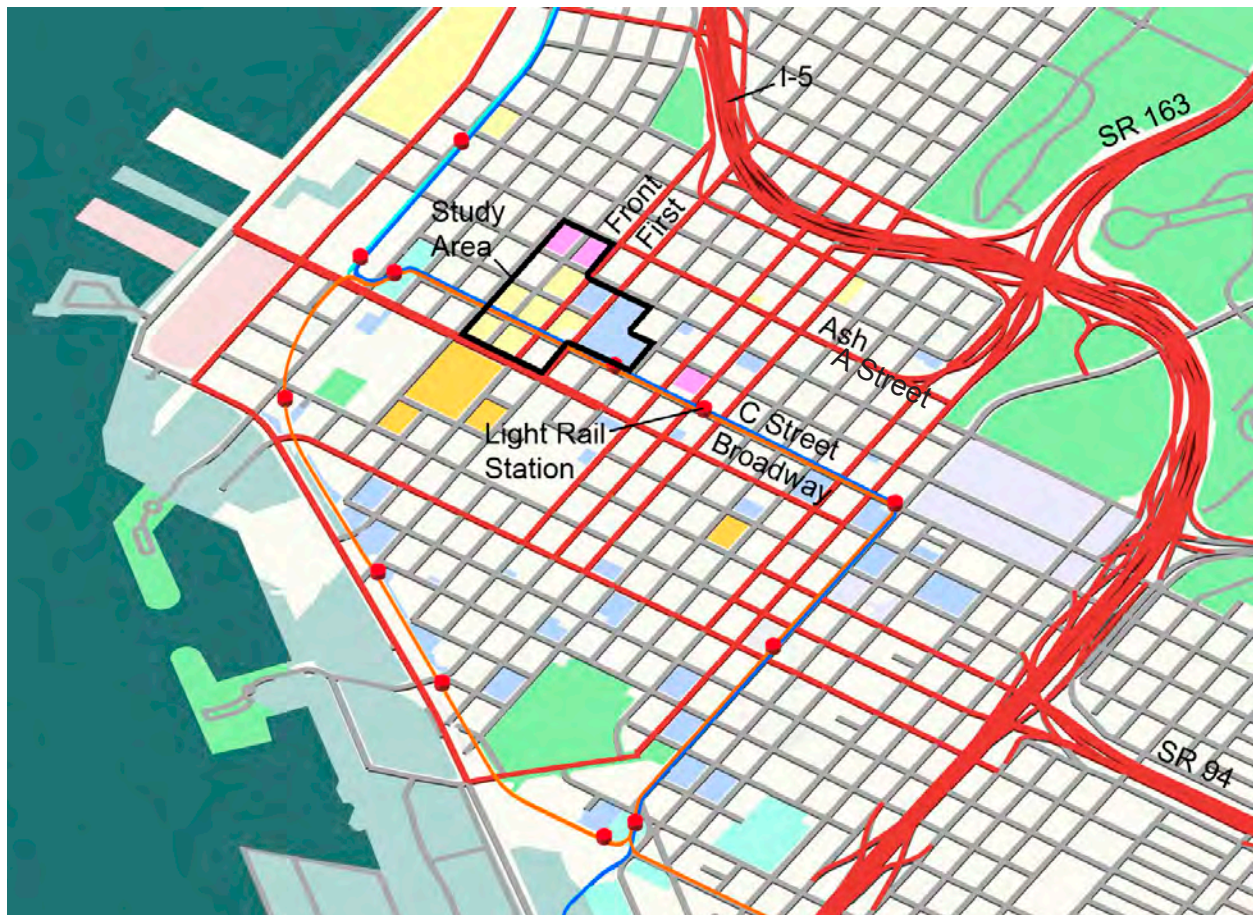
### Automobile Access

The network of city streets provides easy access from different parts of downtown and from the adjacent neighborhoods.

Broadway is a major connector street providing east-west access across downtown. Broadway also provides access from neighborhoods east of downtown and Interstate Highway 94. Primary access to and from Interstate 5 is via Front Street (south-bound) and First Avenue (north-bound).

Ash Street is a west-bound secondary connector street in the city. A Street is a secondary connector running east. These streets are located on the northern edge of the study area providing east-west access to and from State Route 163. They also links the study area with the waterfront on the west.

C Street is a major light rail transit corridor with limited public automobile capacity.



*Vehicle and transit connections downtown*



### Transit Access

The light rail line, running on C Street, links the study area with Little Italy to the north, through downtown to Petco Park and Logan Heights to the southeast. The civic center stop is the light rail stop serving the study area. The light rail and regional commuter rail hub at One America Plaza is just three blocks away to the west. It provides the connection to cities in the region connected by the commuter rail.



*The San Diego light rail service stretches to the Mexican border*



*The light rail system is well-used by commuters, and injects life into the city*

### C Street Civic Center Stop Relocation

During the study phase, the project team considered the advantages of relocating the current civic center light rail stop to the west on C Street between Union and Front to participate in the new master-planned civic garden that this study phase proposes. Moving the station would make the distance between downtown stops more regular and provide convenient access to the light rail system from the courthouses and other city government buildings in the area. The new location for the light rail stop would also shorten walking distances within the study area from the rail line to local retail, restaurants, law offices and court-related justice agencies and encourage even more use of the light rail system.

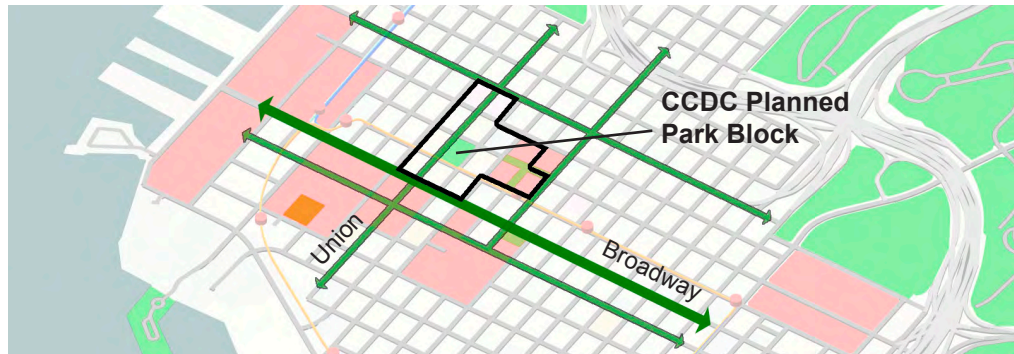


After interviewing authorities at the San Diego Metropolitan Transit System (MTS), the project team has learned that the station move described above is contrary to the city's current plans for improving the light rail line on C Street. The civic center station is to be expanded east to receive longer, four-car trains, and the Fifth Avenue station is to be eliminated. The goals of these changes are to reduce travel times on C Street and space the stops more evenly. Relocating the civic center stop to the west does not seem feasible, but the possibility is included in this report to document the urban design intent to further enhance the activity envisioned for the new master-planned civic garden.



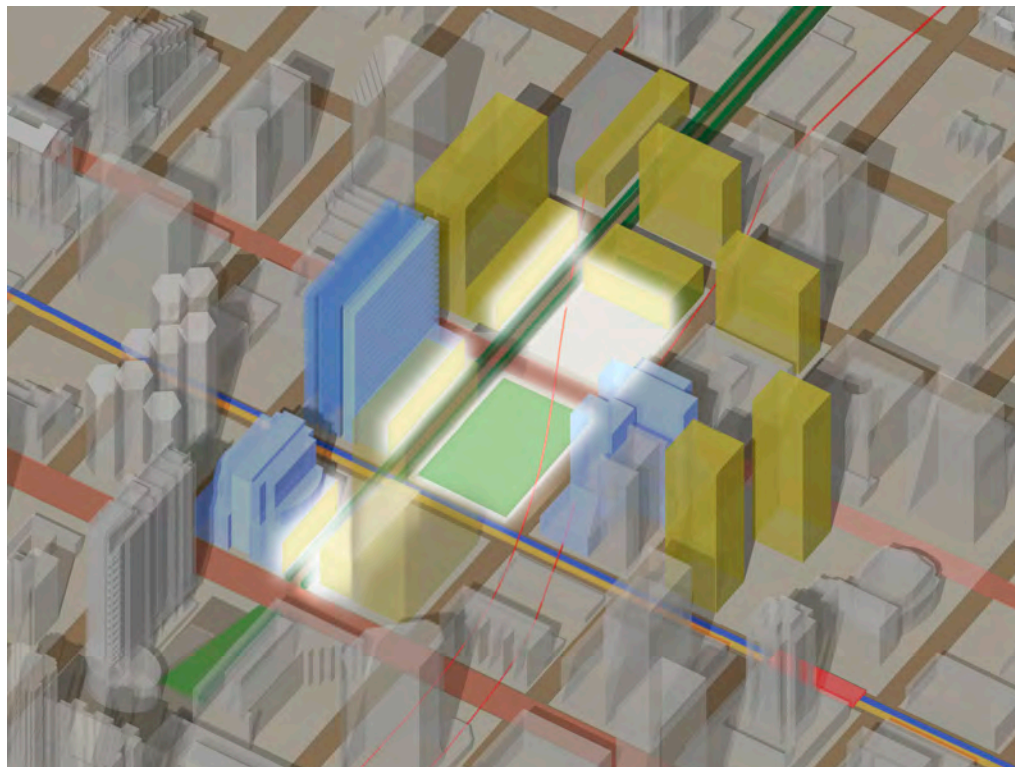
## Open Space

Currently, the downtown core has a notable lack of open, green space. Most of the open space consists of residual space from a development block. Addressing this issue, the draft San Diego Downtown Community Plan Update, published by the Centre City Development Corporation (CCDC), has identified a full-block park bounded by Union and Front Streets and C and B Streets, in addition to other park blocks throughout the city. This open space is envisioned to provide much-needed outdoor amenities for downtown workers. It is also proposed that this open space will be linked by green streets to other open space amenities in the city.



*CCDC plan highlights central green space linked with green streets*

This study report capitalizes on the idea of the park block, making it the focus of the master plan for the new central courthouse. This park block will be a focus of urban activity for the downtown area, providing open space for the public's enjoyment and enhancing the surrounding built environment.



*Expanded green space envisioned as active part of new courthouse master plan*

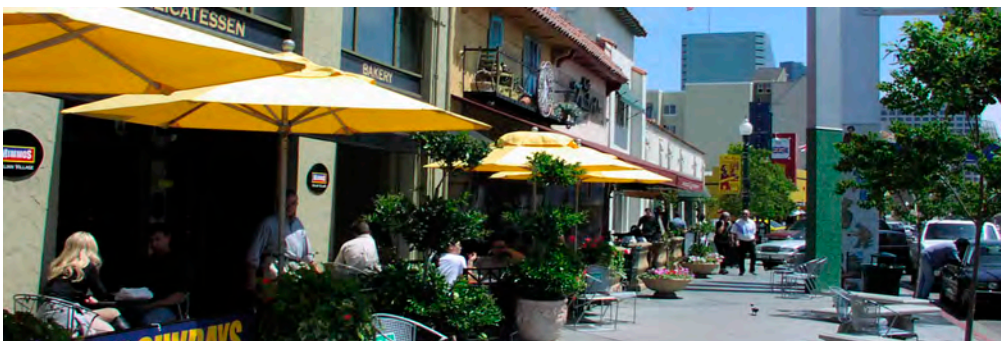
Besides the need for well-designed, green, nonresidual open space in downtown San Diego, there are other reasons for designating the blocks bounded by C Street and A Street and Union and Front Streets as park blocks: (1) they are currently occupied by the existing county courthouse building, which will be removed after the new courthouse is complete, and (2) there are seismic surface rupture faults running through these blocks which make building habitable structures on them extremely difficult and impractical. Please refer to the next heading in this section, “Surface Rupture Fault Line.”



*New civic garden becomes the centerpiece of the study area*

#### Green Streets

CCDC's San Diego Downtown Community Plan Update Draft, issued in November 2004, identifies certain streets as “green streets,” which will become the most convenient and attractive streets with trees, plant materials, and broad connections within the city.



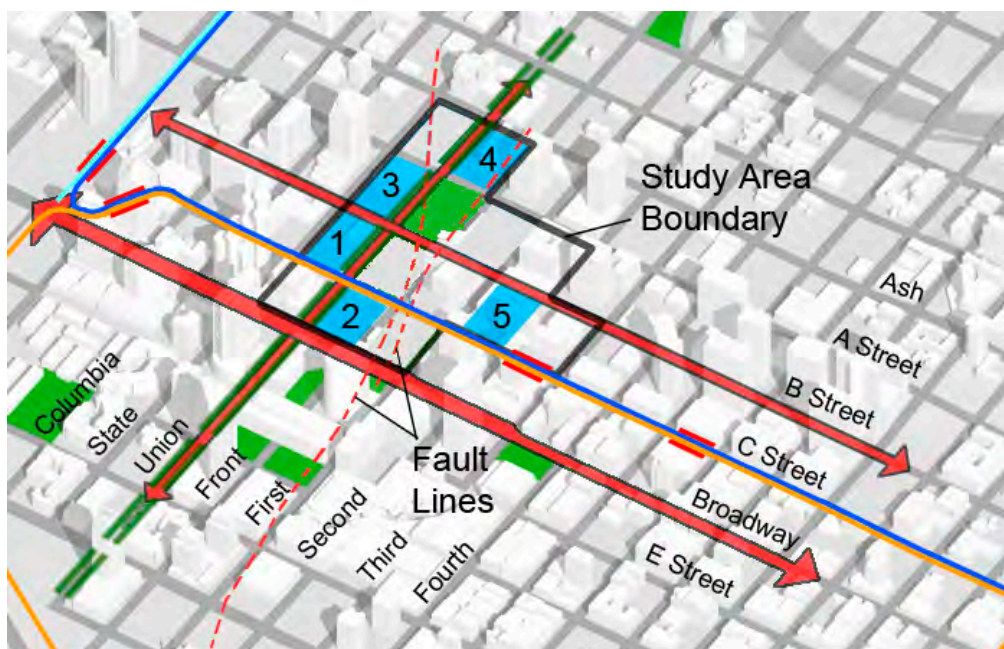
The proposed plan capitalizes on the east-west corridors including A, B and C Streets. Union Street, running north/south, shall also be designed as a “green street”-- a pedestrian-friendly, tree-lined street connecting the new Federal Courthouse plaza and the activity of Broadway through to the study area. This Union Street connection will enrich and enliven the new green space fronting the new central courthouse project site, which the study phase team envisions as a new “civic garden” for downtown San Diego.



### Surface Rupture Fault Line

Preliminary study shows that the San Diego Fault, a surface rupture fault with multiple possible branches, runs in a north-northwest direction from Broadway between First and Front Streets, diagonally through the study area as shown on the graphic below.

The Alquist-Priolo Act of 1972 regulates development near active faults and prevents construction of buildings used for human occupancy across the surface trace of active faults. An active fault is one that has experienced a seismic event in the last 11,000 years. In addition, an area of 50 feet on either side of the surface fault trace is assumed to be underlain by active branches of the fault and subject to the same restriction, unless geological investigation proves otherwise. Proposed development within an Alquist-Priolo Zone may be permitted only following a detailed geological investigation, and the study area is located within such a zone. The State therefore will be required to perform site specific investigations of potential fault hazards as part of the building process of proposed development in the Alquist-Priolo Zone.



*Sites 1 - 5 shown in relation to fault*

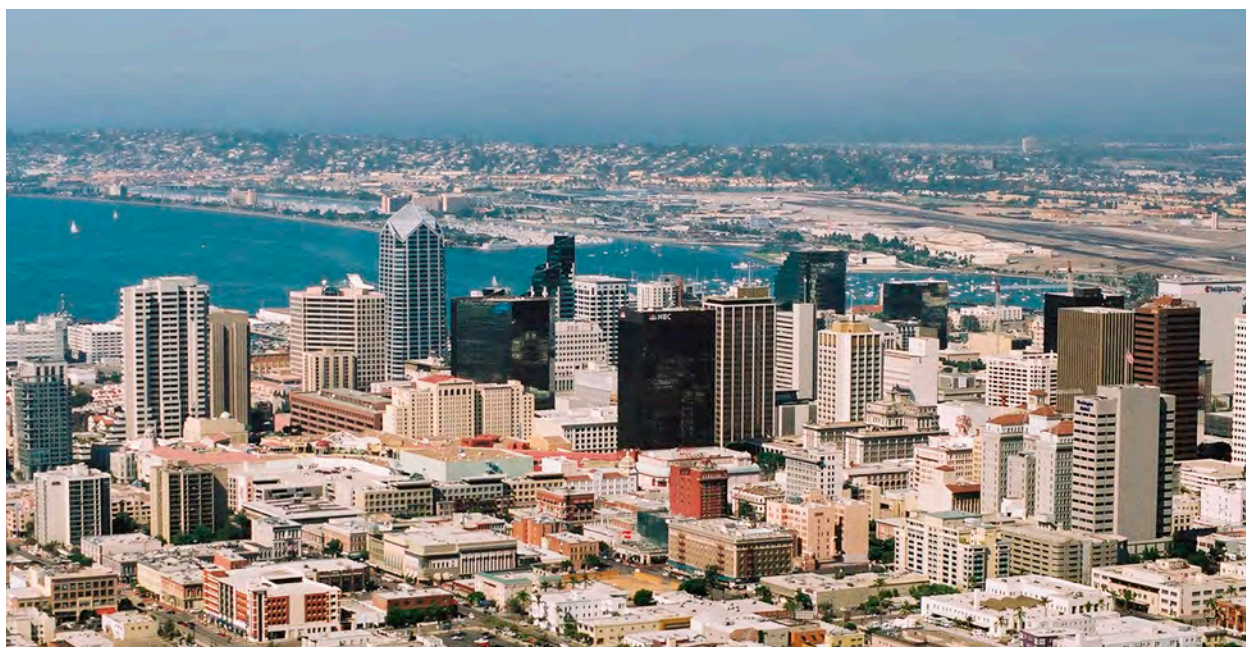
The presence of the San Diego Fault affects the development of blocks in the study area, some more than others. Based on preliminary geotechnical investigation, the blocks currently occupied by the existing county courthouse are not practically feasible for new construction. Open, green space is a viable option for these blocks, and is congruent with the CCDC plan.

The five sites under consideration in this report, numbered in the graphic above, are either affected by the San Diego Fault, or could be affected to varying degrees, depending on the site location. However, regardless of how far a chosen project site may be from the projected path of a surface fault, all five sites in this report will require geological testing prior to design and construction to prove the absence of any active surface faults. (See Chapter 4 for a full description of the five site alternatives.)



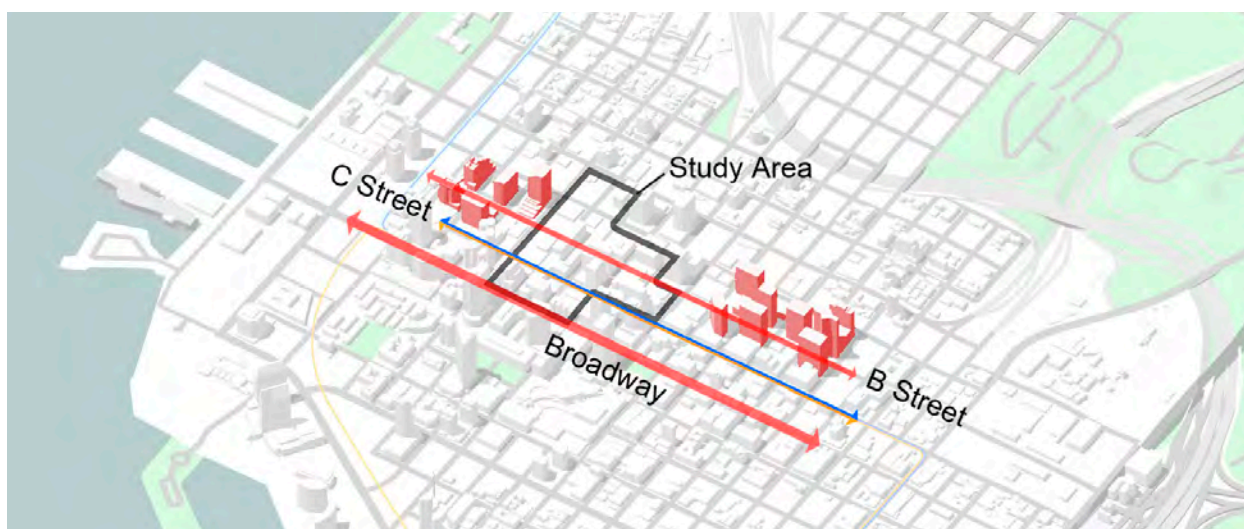
## Urban Form

In Downtown San Diego, strong clusters of taller buildings are located in the downtown core and along Broadway. Towers with wider spacing spread toward the waterfront. Low-rise contextual buildings, limited by the airport flight path, frame the northern part of downtown. The downtown core consists mostly of office buildings and hotels, and is centered along B Street. The One America Plaza commuter rail hub and vicinity also has a few taller buildings anchoring the western end of B Street. Highrise and mid-rise buildings also have been recently built to the west and immediately north of the study area.



*Downtown view looking west*

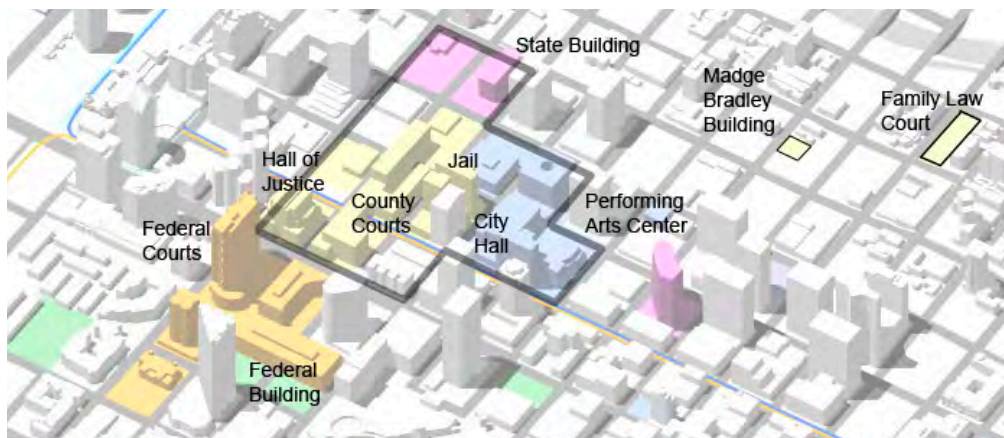
The San Diego New Central Courthouse and the potential redevelopment of the study area will help to knit together existing clusters of high-rise development downtown, making B Street another major east-west high-density development corridor and strengthening the downtown core.



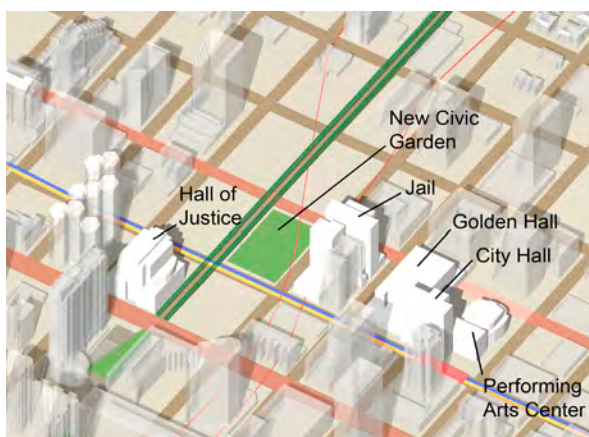
*B Street as major downtown connector*

### Civic Center/City Hall Revitalization

There have been discussions in the past few years within San Diego about the redevelopment and revitalization of the city administration area, centered on the existing City Hall. Concepts discussed previously include demolishing Golden Hall (exhibition space) and replacing it with a new city administration building, removing the existing city administration building and renovating the C Street corridor. It has also been discussed that a separate city council chamber could be built as a symbolic center for the city government in this vicinity while other city administrative functions are relocated to other areas of the city, closer to the constituents they serve.



This study report expands on these ideas, tying them into the basic framework of the master plans presented for the different courthouse schemes. An opportunity exists to create a new ceremonial City Hall worthy of San Diego, locating it to face the newly created park block previously mentioned.



*Existing condition with new civic garden shown*



*Redeveloped City Hall and Civic Center*

The old City Hall, in addition to the existing Golden Hall building, would be removed to make way for new development, potentially residential projects. With Golden Hall redeveloped, B Street can extend through the old Civic Center block, helping to energize the old civic center area and making a strong connection back to the energy of the new park blocks between Union and Front Streets. The existing Performing Arts Center building could also be upgraded as part of this redevelopment.



### Zoning

Current land use zoning for the blocks within the study area is mostly for public/institutional use. For instance, the block bounded by Union, State, B, and C Streets is partially zoned for office and parking. The block bounded by Union, State, A, and B Streets is zoned for office, public use, and parking.

### Density

The permitted development density limit is expressed in terms of the Floor Area Ratio (FAR). All the parcels within the study area have an existing FAR of 10. The CCDC San Diego Downtown Community Plan Update of November 2004, however, recommends increasing the maximum FAR to 12 with a minimum of FAR 7. With applicable bonuses for providing specific off-site amenities, the FAR could be raised to 14. The maximum FAR (with all incentives, bonuses, and Transfer of Development) will be 20. This community plan update is being circulated for community input. It has yet to be adopted. Note that although state facilities are not legally bound to adhere to local regulations, the AOC will strive to take all applicable local regulations into account during the development of the new courthouse.

### Height Limit

Building height in downtown San Diego is constrained by the airport's flight path. Based on FAA's Airport Approach Overlay Zone requirement, the maximum building height for all the blocks within the study area is 500 feet.



*Building heights in San Diego are limited to 500 feet*

### Sun Access

Sun access to public open space and sidewalks must be preserved downtown. The height and bulk of new buildings located on the south side of a public open space shall be controlled through zoning to prevent shadows on public open space during midday in the summer and winter (June 22, 11 a.m. through 4 p.m., and December 22, 11 a.m. through 2 p.m.).

### Site Coverage

There is no maximum site coverage limit for the study area.

### Parking Considerations

There are currently 128 on-site parking stalls provided at the existing county courthouse, including secured parking for judicial officers, court operational vehicles, and a portion of general court staff parking. Public parking is accommodated in surface parking lots on surrounding blocks and in the public parking garage adjacent to Golden Hall east of First Avenue. Current court policy encourages jurors to ride transit and discourages jurors to drive to the downtown area. This is achieved through public outreach and subsidies for transit tickets, and it is compatible with the city's policy.



*The downtown area is well-served by mass transit*

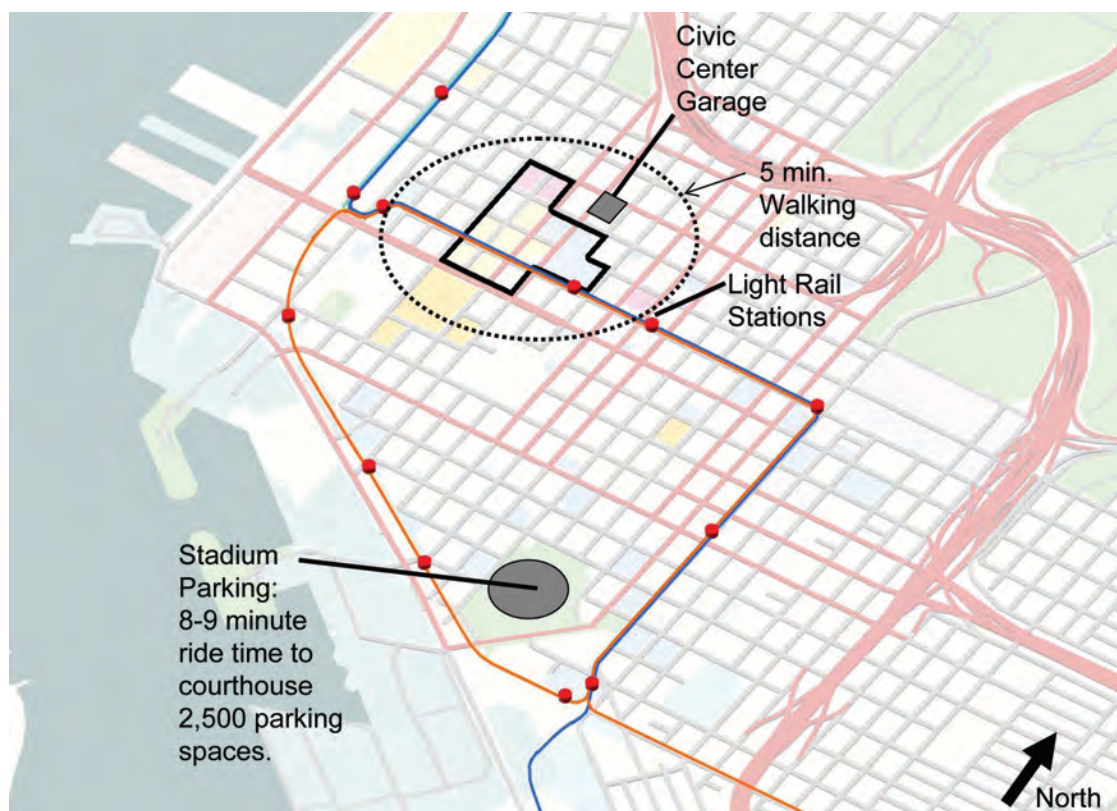
There are no minimum parking requirements for the study area based on current zoning for downtown San Diego. Parking requirements for both staff and public parking spaces will be determined based on studies of similar facilities in Southern California, adjusted for local conditions. The Court Facilities Master Plan by the Omni Group (dated September 29, 2003), identifies the requirement of 212 car parking spaces (142 replacement stalls and 70 new stalls). The new proposed courthouse project will only provide secure parking for judicial officers and court operational vehicles in the basement of the new court building. Staff and public parking will be located off-site and provided by the city redevelopment agency or the private sector. Preliminary study of off-site public parking capacity found the following:

1. The increased court program relative to the Omni Report Master Plan (see Chapter 1) results in additional required public parking;
2. The new courthouse development in the study area displaces surface public parking, and;
3. The relocation of court operations from the Madge Bradley Building and the Family Law Court might shift the parking demand to the civic center.

### Parking Considerations, continued

The future court program will add two courtrooms to the current number in the central district. This results in an increase in parking demand of approximately 40 stalls. In addition, the master-planned development on the block bound by State and Union and B and C Streets, as outlined in this report, will displace approximately 320 stalls. Therefore, this study recommends a total of 360 public parking spaces to be developed by CCDC, the downtown agency primarily concerned with providing parking infrastructure, subject to a detailed parking supply/demand study of the civic center area to be commissioned by the CCDC.

Another recommendation of this study phase is to use shared parking at the baseball stadium, Petco Park, for public parking demand generated by the new courthouse. The Petco Park garage has 2,500 parking stalls available for shared use, and it is only an 8- to 10-minute trolley ride away from the study area. This recommendation is based on the assumption that currently available parking resources (both on-site and within walking distance) are adequate to absorb the public parking needs of the new courthouse. This is consistent with the city's policy of not providing excess parking in downtown and instead encouraging transit use.



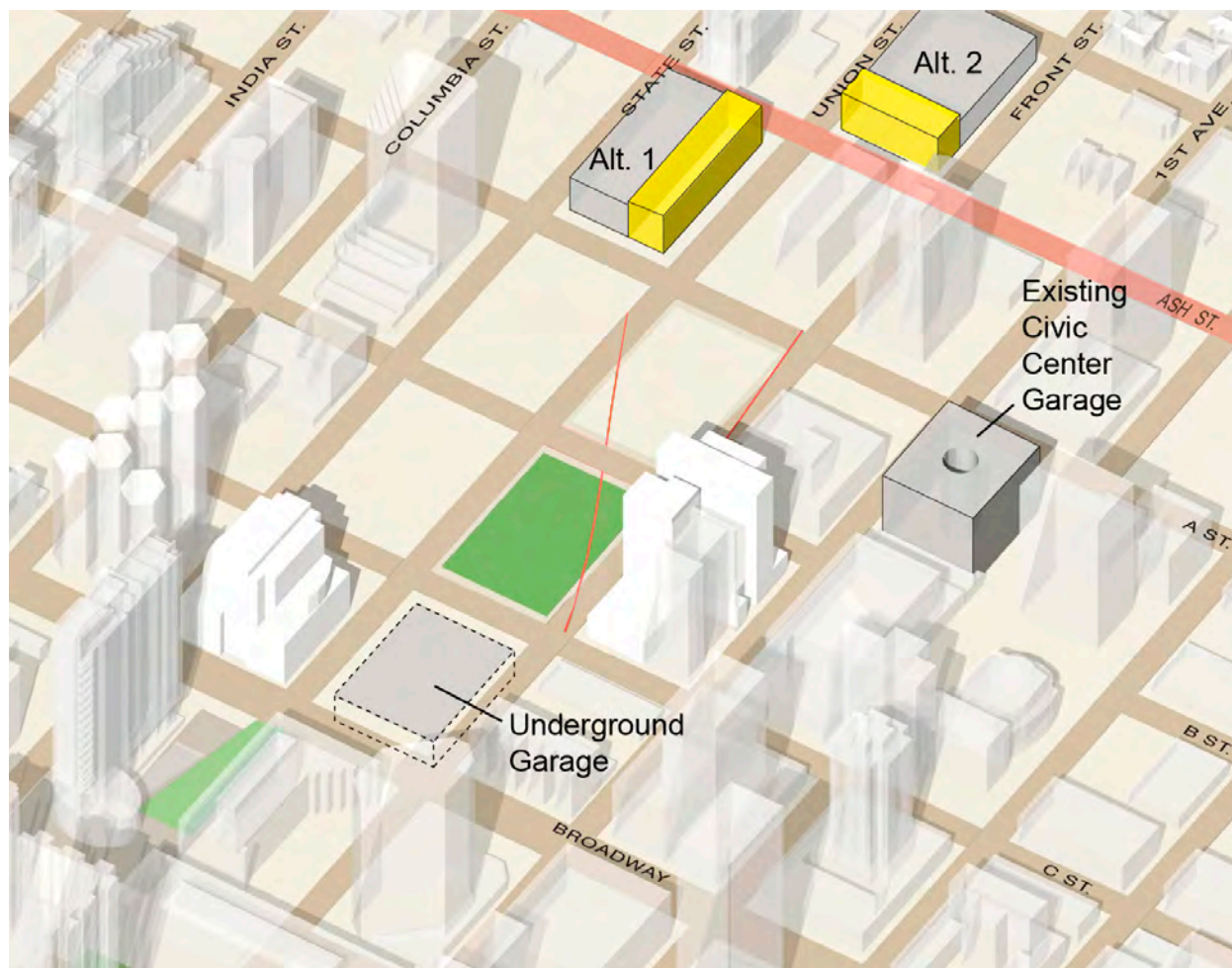
*Light rail link greatly expands the public's parking options for the new courthouse*

There are also multiple existing parking garages in various commercial buildings downtown within a five-minute walking distance of the new courthouse. These garages, although charging market rates, provide yet another option for satisfying the public parking requirements for the new courthouse.



### New Garage Locations

An alternate solution to the increased public parking demand of the new courthouse project is to redevelop existing surface parking lots with parking garages. These garages are outside to scope of the new courthouse project, but the study phase team has considered potential locations for new public parking garages in relation to the master planning issues involved with the new courthouse. These new garages would be developed in partnership with CCDC. They should be located along major connector streets and be made easily accessible from the regional highway network.



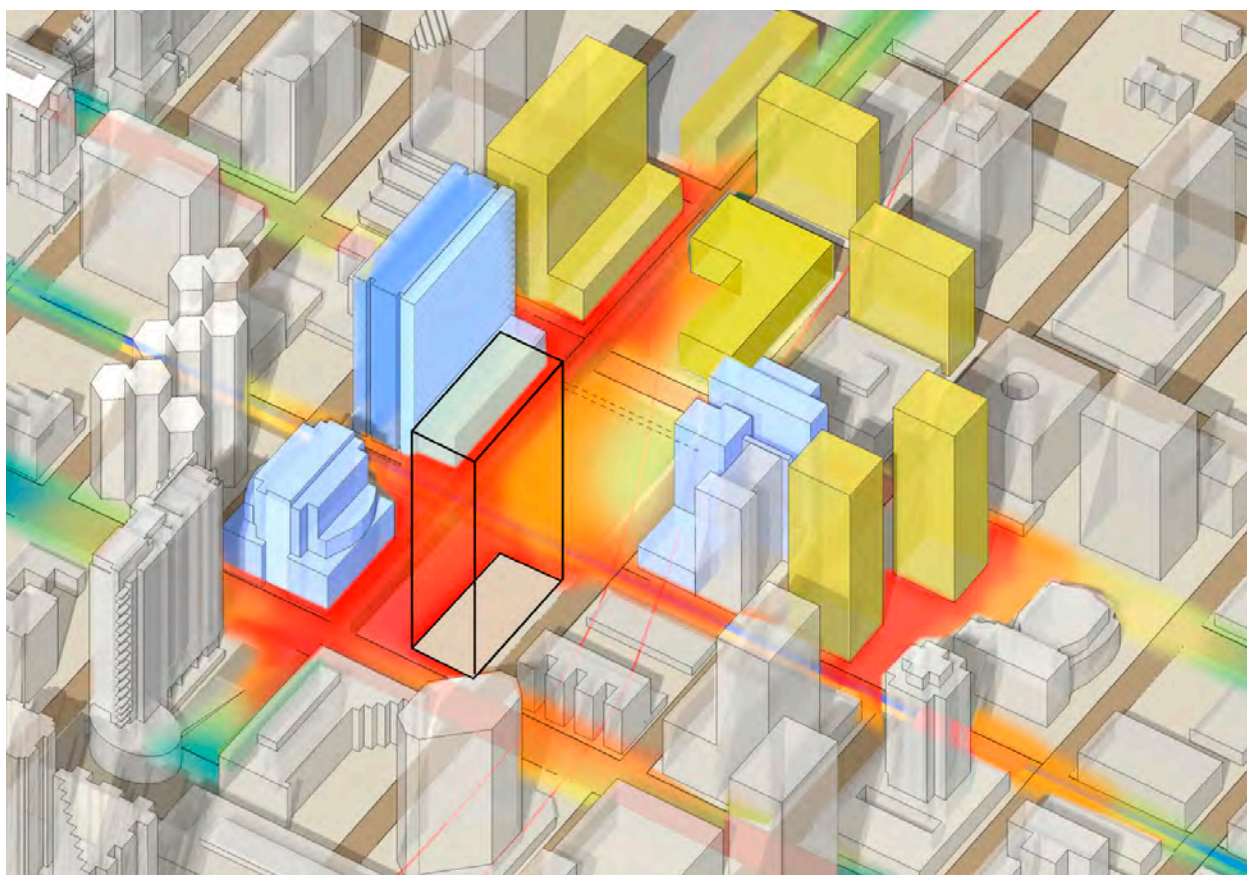
*Three alternate public garage sites*

Possible parking garage sites include a basement garage as part of a private development on Broadway between Union and Front Streets, a garage structure with a residential edge along Union Street between A and Ash street, or a new garage structure between Union and Front Streets fronting Ash Street. Preliminary observations discovered that the two blocks with proposed garage structures are relatively under-developed, having few existing buildings on site. Further study is needed to confirm availability of land parcels and develop the garage prototype to make it pedestrian-friendly along major pedestrian corridors.



### New Civic Garden Is Central to New Courthouse Urban Master Plan

Considering all regional, urban design, transit, and parking issues related to the new courthouse site study area as outlined in this chapter, the study team identified the new civic garden as the primary organizing urban design element for this study phase in support of the new courthouse. As described in Chapter 4, all five master plan schemes revolve around this new open space. The new courthouse will draw energy from this park, as the open space will be a magnet for people living and working in the downtown core. As outlined by CCDC in its Downtown Community Plan Update of 2004, this new open space will be a multiuse park developed by the city using funds from the sale of transferable development rights. The park will have the capacity to host many different activities, from organized public events to informal gatherings to simple, individual activities such as sitting in the sun and enjoying lunch with a friend.



*New civic garden with master plan development creates activity “hot-spots”*

Whatever the activity, the study team envisions the new civic garden as the most important supporting design element for the new courthouse. The civic garden will be a space that, combined with well-designed, master-planned buildings with active street edges peppered with retail and food services, will engender positive urban energy. The result will be activity “hot-spots” where San Diegans meet and greet each other, strengthening the downtown core and providing an indispensable amenity for the new courthouse and the surrounding development.

## Site Evaluation Criteria

This chapter has outlined the various regional, urban, and site planning issues that the study team investigated. During the urban design exercise the team conducted while developing the different site master plan schemes described in Chapter 4, the team produced a matrix of site evaluation criteria in relation to urban design issues. With this matrix, the advantages and disadvantages of site options 1 through 5 could be recorded and then compared. This matrix is somewhat subjective, but begins to quantify some of the major site issues and could help formulate a decision on the final project site.

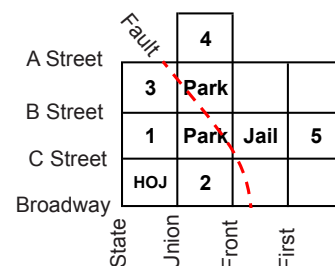
Sites		1	2	3	4	5
<b>1</b>	<b>Vision, Urban Design Qualities</b>					
	Enable Mixed Use / Vibrant Civic Center	+	0	+	+	--
	Strong Presence on Proposed Park	+	+	+	+	--
	Establish Sense of Completion in Urban Fabric During Early Phase	0	+	0	--	+
<b>2</b>	<b>Site Acquisition</b>					
	Ease of and Length of Time needed for Acquisition, Not Dependent on Land Transfer	0	+	+	--	--
	Land Cost	+	+	0	0	0
<b>3</b>	<b>Developability</b>					
	Setback from Seismic Fault Line	+	+	--	+	+
	Site Available/Vacant site	+	--	+	--	--
	Free of Permitting Complication, historic structure, public facilities, etc.	+	+	+	+	+
<b>4</b>	<b>Accessibility/Proximity</b>					
	Proximity to Transit	+	+	0	--	+
	Adjacent to Support Parking	0	--	+	+	+
	Proximity to Jail (Length of Tunnel)	0	0	--	0	+
	Proximity to Hall of Justice	+	+	--	--	--
<b>5</b>	<b>Program Fit</b>					
	Possible to Accommodate Program /within City's Building Envelope	+	+	+	+	+
	Room for Future Expansion	+	0	--	+	--
<b>6</b>	<b>Cost/Financial Considerations</b>					
	Construction Cost	+	--	0	0	+
	Potential for Public-Private Partnership	+	0	+	+	0
	Residual Land Value of Court Parcel (Real Estate Potential)	+	--	0	+	--
<b>7</b>	<b>Phasing</b>					
	Ease of Phasing	+	--	+	0	--

Note:

For the table above, a “+” sign indicates that the scheme fulfills the criteria, a “0” indicates that the result was neutral, and a “--” sign indicates that the scheme fails to fulfill the criteria.

Refer to the diagram at right for downtown site location and key existing buildings and conditions.

<b>Total</b>	<b>+</b>	14	9	9	9	8
	<b>0</b>	4	4	5	4	2
	<b>--</b>	0	5	4	5	8



### A Note Regarding the Site Evaluation Matrix

The site evaluation criteria matrix shown on the previous page shows sites 2, 3 and 4 all yielding the same overall score. Each site has its own set of advantages and disadvantages, and although these categories are simply tallied at the bottom of the matrix, they each have varying levels of importance associated with them. Some advantages can outweigh certain disadvantages, and vice versa. A “tie-score” does not necessarily indicate the tying schemes are indeed equal in merit. The site evaluation matrix was produced early in the study phase and aided the project team in defining and comparing the issues affecting each site. Please refer to Chapter 4 for a full explanation of the pros and cons for each site, and why certain sites are more desirable than others.

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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 3  
DEVELOPMENT, FINANCING AND OPERATIONAL  
CONSIDERATIONS**

## DEVELOPMENT STRATEGY CONSIDERATIONS

The achievement of the San Diego New Central Courthouse and the envisioned civic center will require the completion of the anticipated Transfer of Responsibility for the court facilities located in the San Diego central district, pursuant to the Trial Court Facilities Act of 2002 (SB 1732-Escutia; government code §§ 70301 et seq.). The court operations would remain in the Hall of Justice. The new central courthouse would replace the court facilities in the Family Law Court, Madge Bradley Building and in the County Courthouse. Accordingly and after the transfer of title for these court buildings, their properties could be redeveloped in conjunction with development of the new central courthouse.

The method of property acquisition for the new courthouse site would depend on the particular option selected (see chapter 4, Five Project Site Alternatives). In scheme 1, property could be acquired as partial provision by the County, for the correction of the seismic safety deficiencies of the County Courthouse and Family Law Court (identified pursuant to government code §§ 70327). In scheme 2, the property would be acquired in the transfer of title for the County Courthouse. In schemes 3, 4, and 5 the property would be acquired by purchase, trade or contribution from private parties or other government agencies.

The AOC and the San Diego redevelopment agency-- the Centre City Development Corporation (CCDC), have held discussions during this study phase concerning public and staff parking related to the new courthouse. The actual amount of increased demand (or need) for parking in the civic center district could be quite small, and should be verified by a definitive parking study (see chapter 2). The initial determination is that the provision of additional parking should act in concert with other parking, traffic, and transit initiatives in the civic center district.

After construction of the new central courthouse and relocation of court functions, the County Courthouse should be demolished and the land (approximately 3 acres) redeveloped. CCDC has indicated their desire to purchase one full block (approximately 1.4 acres) for the development of a city park (see Appendix, Chapter 6), as envisioned in the San Diego Downtown Community Plan Update Draft of 2005. It is anticipated that the property fronting on Broadway (except in the case of scheme 2) would be redeveloped for commercial uses.

## FINANCING STRATEGY CONSIDERATIONS

The cost of developing a large, publicly oriented construction project in the heart of San Diego's financial district will almost certainly surpass the capacity of any one conventional funding source. A variety of financing arrangements need to be structured and corresponding agreements made to sustain the undertaking.

The confluence of both public and private sector interests in this dynamic area of San Diego suggest that a Public Private Partnership (P3) will form a foundational element of the funding structure. Such an arrangement can serve to entice the economic interests of the investment and development communities, and will benefit the public sector by leveraging those market forces to expedite the construction process and allocate risk associated with a large capital commitment.

Within this context, the Judicial Branch of state government will have three capital resources to deploy following transfer of the County Courthouse, Madge Bradley and the Family Law properties: (1) the value of the land underneath these facilities; (2) the transferable provision for correction of its seismic deficiency; and (3) the continuance of effort payments to support operations and maintenance of the replacement facility.

Matching funds from the State's general fund have been provided for the study and acquisition phases of other Judicial Branch capital projects, and it is anticipated that the transfer of facilities such as the County Courthouse, Madge Bradley and Family Law will help promote additional capital contributions.

To supplement these initial resources, capital will have to be raised by utilizing a combination of public debt instruments. A partnership of bond counsel and a financial advisory firm with experience issuing public debt in the State will be crucial in determining a strategy for the best combination of approaches. Among these are:

- General Obligation Bonds
- Lease Revenue Bonds
- Certificates of Participation
- California Infrastructure and Economic Development Bank Loans

These instruments may extend their leveraging power through the use of tax-exempt features, such as 501(c)3 structures and tax credits. Also, through Joint Powers Agreements and other memoranda of understanding, government at the municipal, county and state level can combine capital resources.

CCDC can play a pivotal role in orchestrating the various public and private sector participants, while it advances its own interests by implementing elements of the city's master plan for the area. With its ability to create tax incentives, facilitate the entitlement process and issue transferable development rights, it may be able to act as the intermediary through which the involved parties can have their respective objectives realized.

## OPERATIONAL COST CONSIDERATIONS

Continued operation of the three existing court buildings slated to be replaced would require significant expenditures, which could be avoided if a new central court building were developed in the near future.

The existing buildings operate with out-of-date mechanical systems that do not include energy efficient components and conservation means found in current building technology, significant reductions in energy use and annual utilities cost savings can be expected with a new building.

Court operations in three buildings require security screening stations at each public entrance; a new central court building would eliminate this duplication with annual savings in personnel costs. The county has identified several special repair projects in the existing court buildings that would be required to maintain current operations, but would be unnecessary with development of a new central court building in the near future.



The Superior Court has identified several improvements necessary to maintain access to justice in the three existing court buildings including renovations to accommodate persons with disabilities; construction of a high-security courtroom, construction of facilities for self-represented litigants, and construction a mediation center for family law cases – these expenditures would be obviated by development of a new central court building.

Engineering studies have begun on two of the existing buildings to determine if potentially significant seismic safety deficiencies are present. Because of their location and date of construction it is reasonable to assume that the two buildings might require structural strengthening, if the problems were not addressed by a new central court building to replace the existing buildings. Such structural strengthening, if required, would be quite expensive to construct in occupied and operating court facilities.

The Administrative Office of the Courts and the Superior Court of San Diego County believe that a replacement court building should be built as soon as practical to avoid significant expenditures for capital improvements in the existing buildings, and to curtail excess operating costs.

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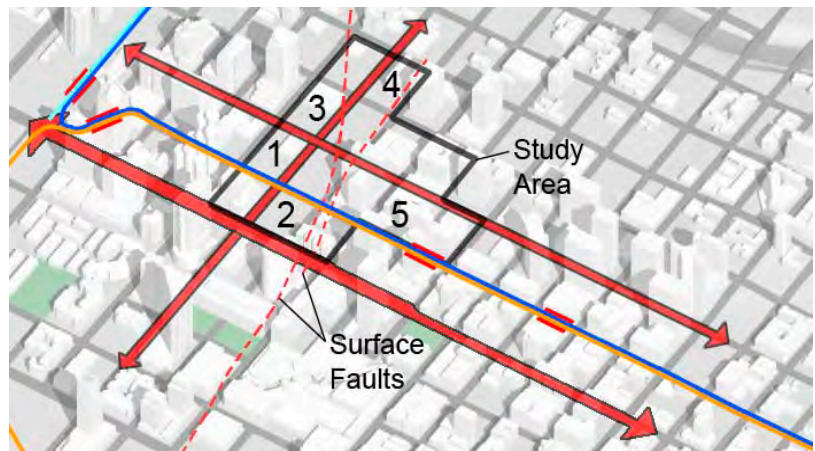
**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 4  
FIVE PROJECT SITE ALTERNATIVES**

## FIVE PROJECT SITE ALTERNATIVES

There are several base urban design concepts common to all master plan schemes:

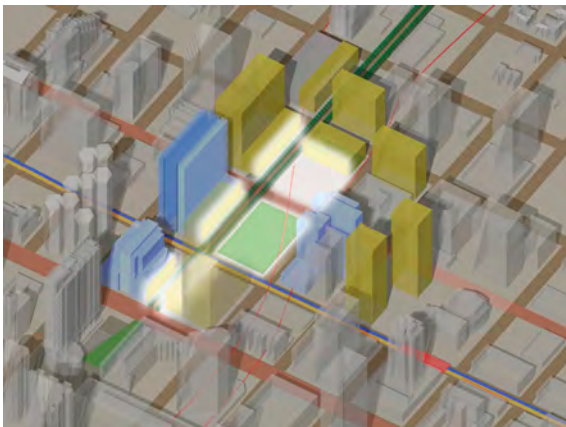
### 1. A New Civic Garden

The city block bounded by Union and Front Streets running north-south and B and C Streets running east-west are conceived in this master plan as open park space, because a known surface rupture fault runs diagonally through this block. According to the California State Alquist-Priolo Act of 1971, no new habitable structure shall be built within 50 feet of a known surface fault. (Refer to Chapter 2 for more information regarding the fault issues.)

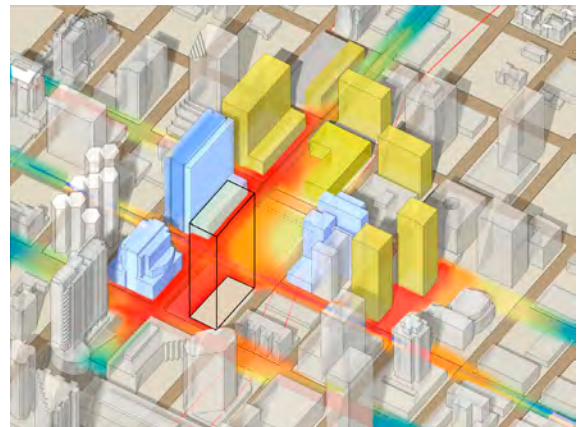


*Surface faults with project site options shown*

Therefore, the best use of this city blocks would be as green space, around which the project master plan would revolve. This new park block, common to all five schemes, is conceived as a new “civic garden”—a green, dynamic, open space activated on all sides by the specific street-level designs of the new surrounding buildings, including the new central courthouse. The street-level architecture would encourage enjoyment of the urban environment and potentially create activity “hot-spots,” places that draw people in to gather, socialize, and interact. Green space in this area is also part of CCDC’s Downtown Community Plan Update.



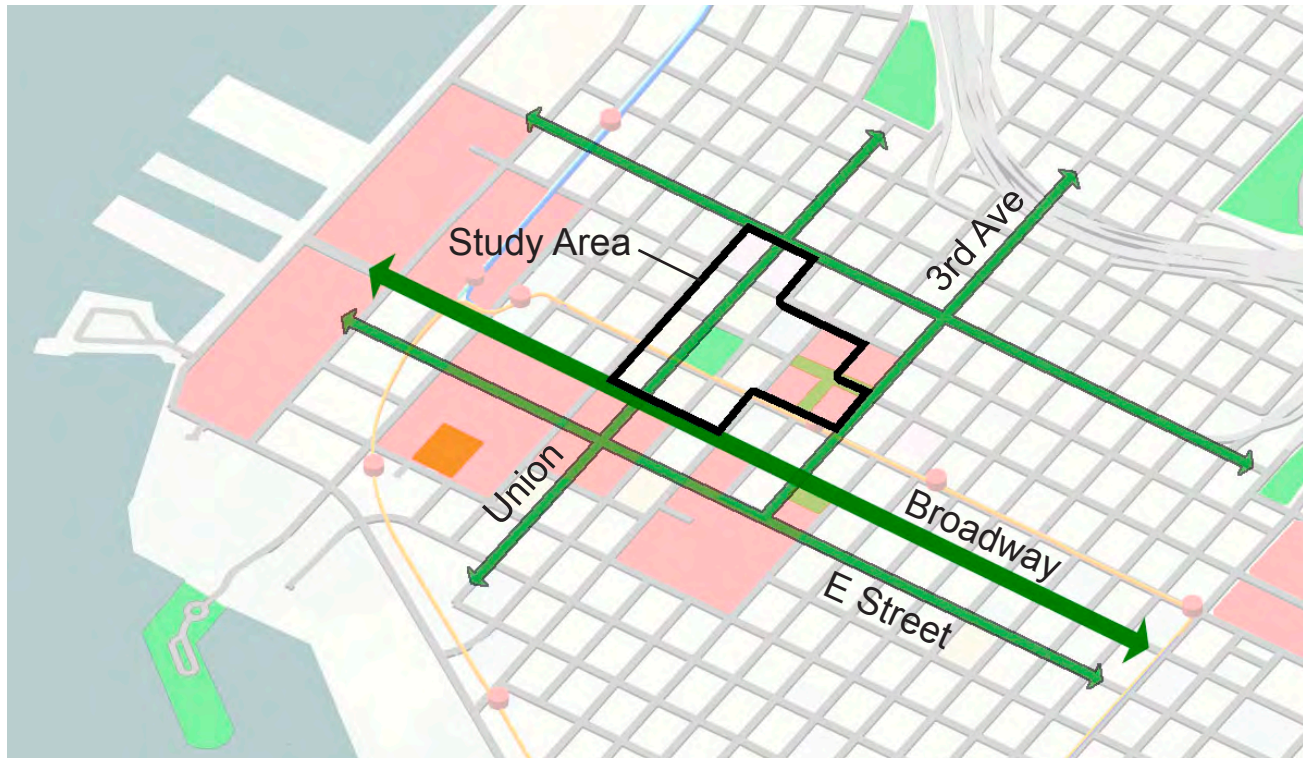
*Civic Garden activated by new development*



*Activity “hot-spots” in new civic garden*

## 2. Union Street as Green Street

Union Street shall be designed as a pedestrian-friendly, tree-lined street running north-south, connecting the new federal courthouse plaza and the activity of Broadway to the new civic garden, enriching and enlivening the new green space fronting the new central courthouse. CCDC's Downtown Community Update also calls for other streets to be designated as green, shown in the graphic below, creating a linked system of pedestrian-friendly streets criss-crossing the downtown core.



*As a green street, Union Street connects project study area to activity of Broadway*

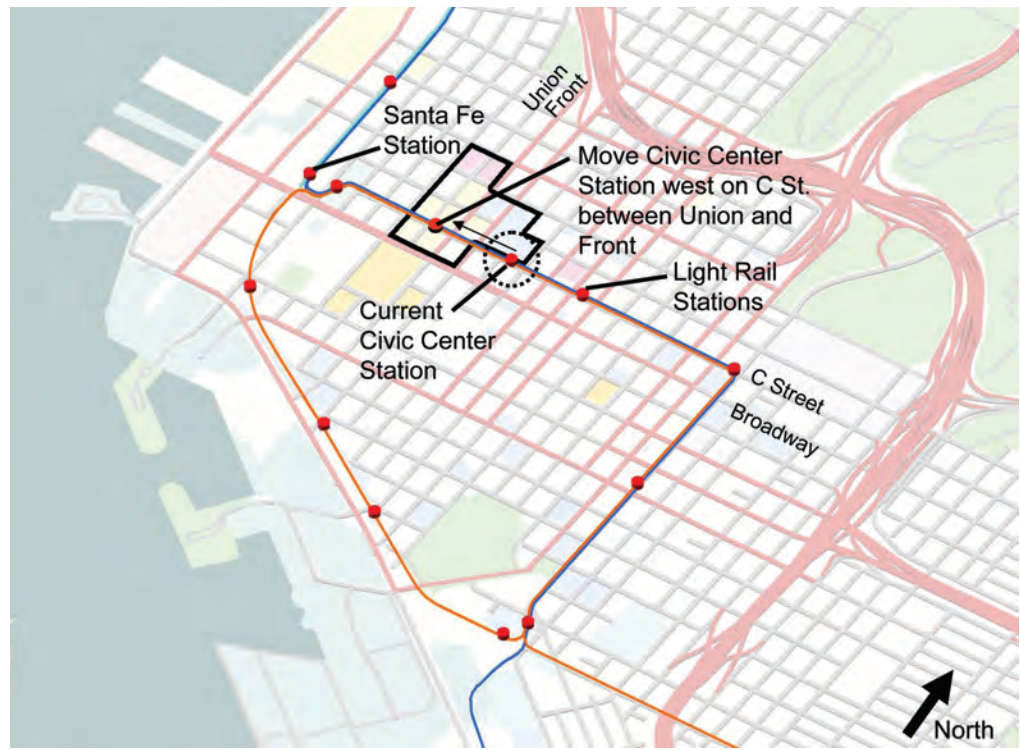


*Pedestrian-friendly green streets encourage street-level activity*



### 3. Relocate Civic Center Light Rail Stop

Moving the C Street Civic Center stop west from its current location at Third Street to the base of the new civic garden at Front Street would reinforce the new open space as a hub of urban activity. The team has discussed this idea with authorities at the San Diego Metropolitan Transit System (MTS) and learned that this station move is contrary to the MTS's future plans for C Street, which involve expanding the existing civic center station to the east from its current location. However, the idea is presented here to document an urban planning element the team explored during the study phase.



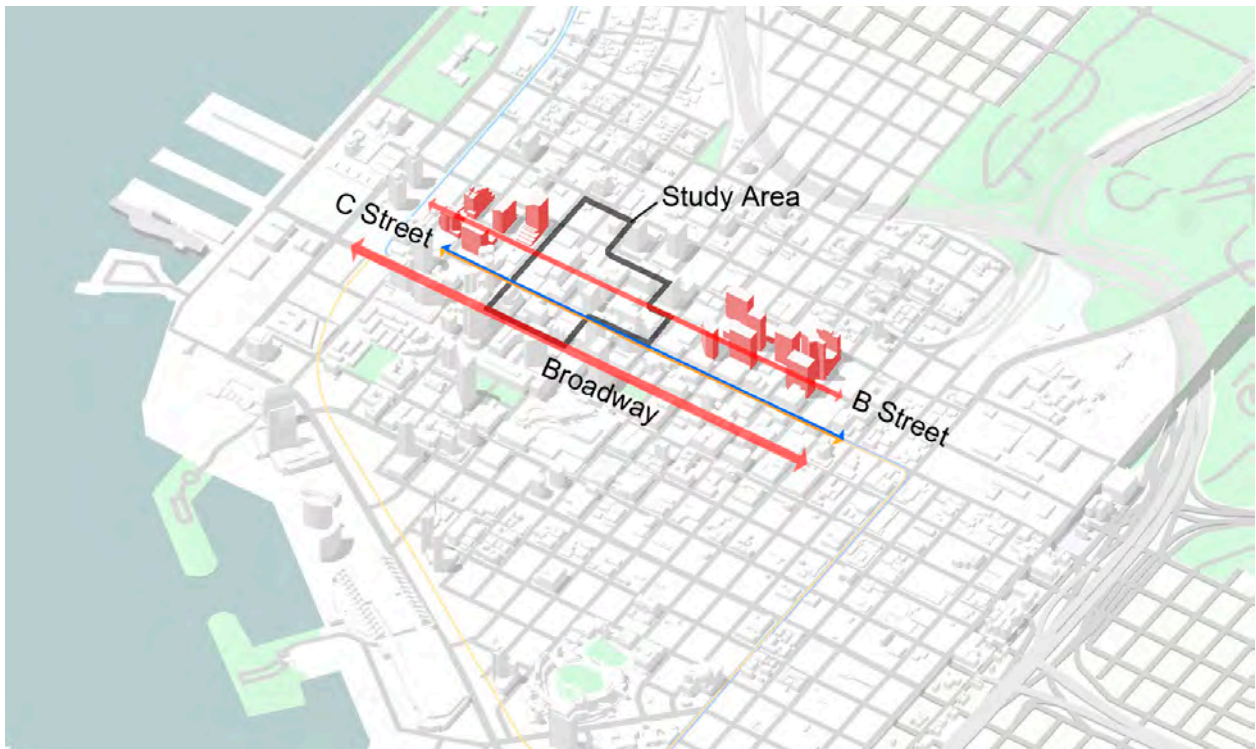
*Station relocation diagrammed*



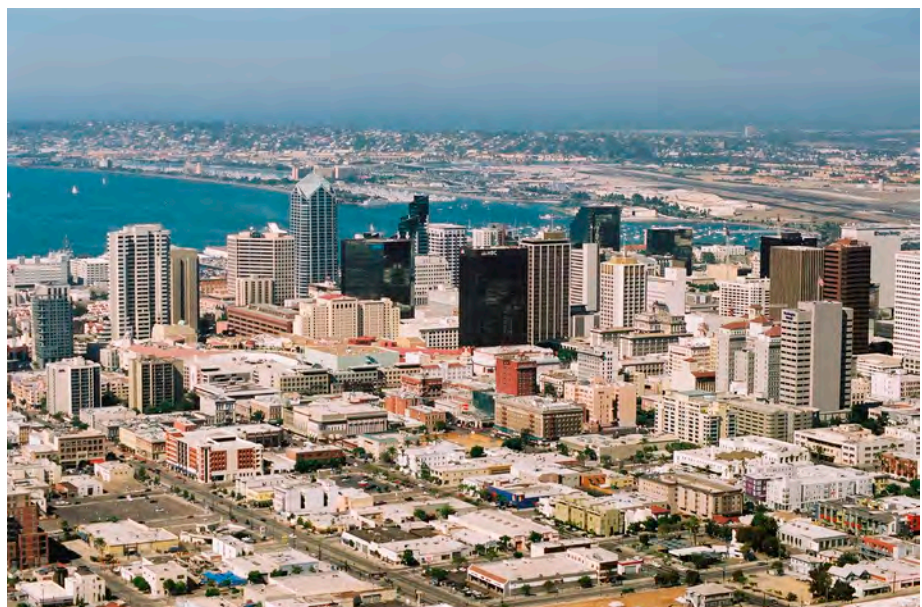
*Relocated light rail station will help enliven new civic park*

#### 4. B Street As Primary Connector

In keeping with the project's stated guiding principles, B Street shall be redesigned to be a primary pedestrian and vehicular connector through the downtown core. This concept includes potentially opening B Street through the existing Civic Center block bounded by First and Third Avenues. (Note that the redesign of B Street is encouraged by this study phase, but falls outside the scope of the courthouse project.)



*Downtown link on B Street through site study area*

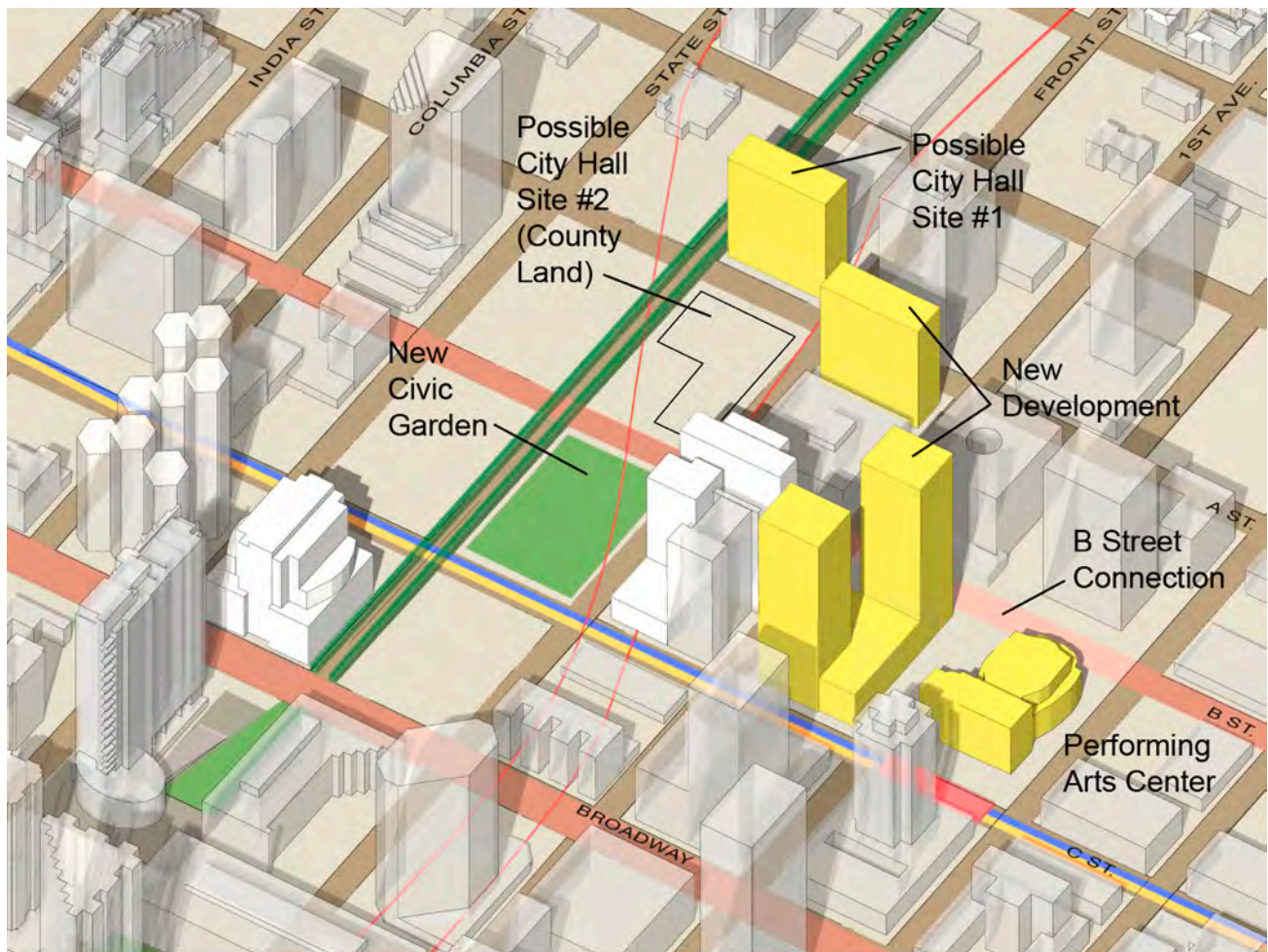


*Downtown core*



## 5. City Hall and Civic Center Revitalization

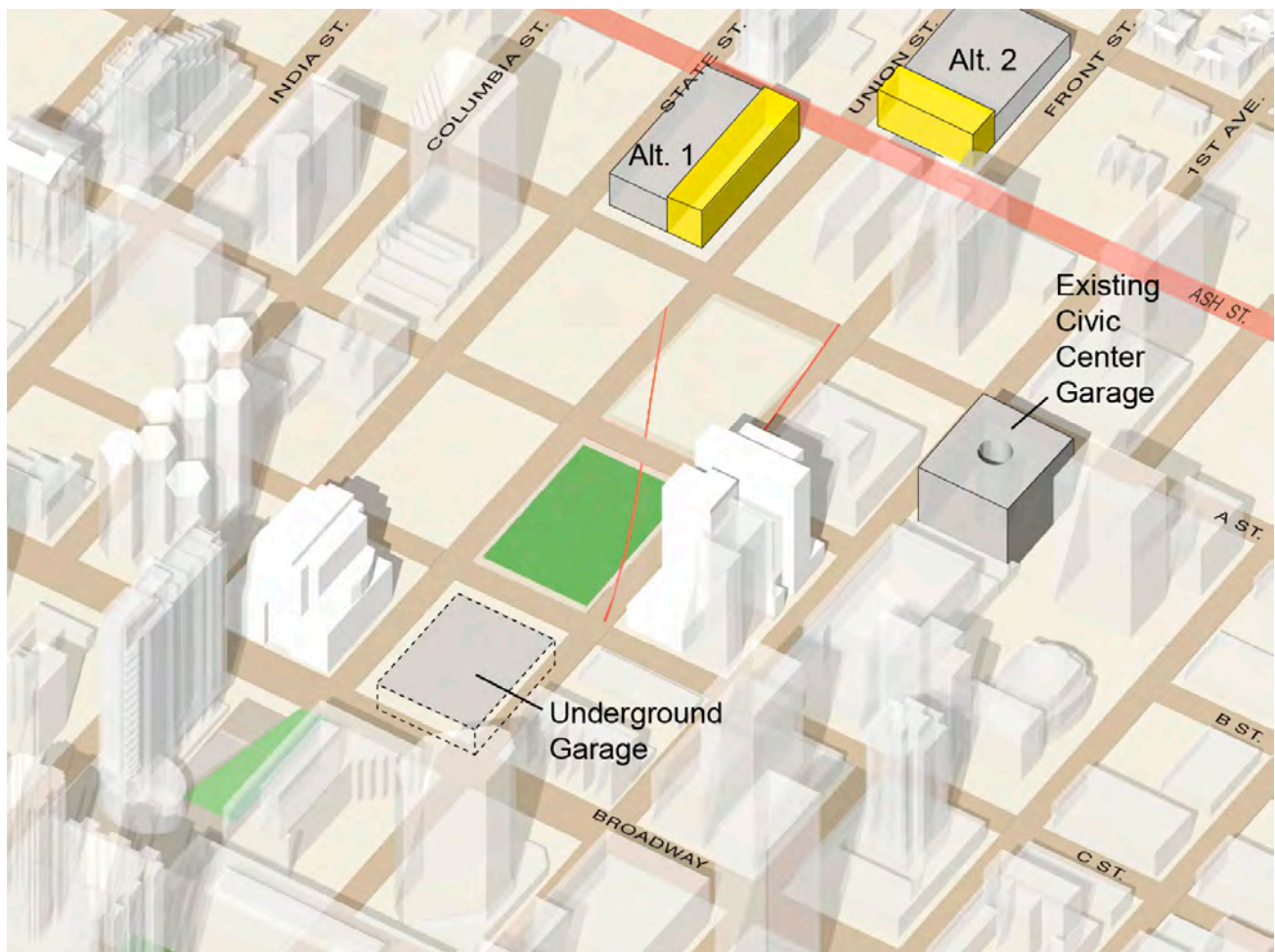
City Hall and the existing Civic Center area can take an active part in all five master plan schemes. An opportunity exists to create a new ceremonial City Hall worthy of San Diego, locating it to face the newly created civic garden. The old City Hall, in addition to the existing Golden Hall building, would be removed to make way for new development, possibly residential development projects. With Golden Hall redeveloped, the B Street connection can be extended through the old Civic Center block, helping to energize the old Civic Center area and making a strong connection back to the energy of the new civic garden. The existing performing arts center building could also be upgraded as part of this redevelopment.



*New Civic Center development shown in yellow*

## 6. Public Parking for New Courthouse Project

The new courthouse will provide assigned, secure parking for the judges and certain judicial staff, but public parking for court visitors is outside the scope of the new central courthouse project. However, this study researched potential sites (typically existing surface parking lots) for new garages that could accommodate the associated public parking demand. Possible parking garage sites include a basement garage as part of a private development on Broadway between Union and Front Streets, a garage structure with a residential edge along Union Street between A and Ash Streets, or a new garage structure between Union and Front Streets fronting Ash Street (see graphic below). One or more of these potential new garages would augment the existing public parking garage near the Civic Center on A Street between First and Second Avenues.



*Alternate parking garage sites*



## 7. Broadway Site Development

Currently, the existing courthouse's address is on Broadway between Union and Front Streets. In all master plan schemes except for Scheme 2, which places the new courthouse on this site, this site on Broadway potentially could be transferred to a private developer. By doing this the courts would realize the maximum market value from the site. Another option would be for the city to use the Broadway site as the location for a new civic building, such as a ceremonial City Hall or a cultural building of some kind. Whatever the ultimate use is for that site, a property transfer would be required. The study phase team determined that this property transfer agreement should clearly stipulate strong design guidelines for any new building to ensure the quality of the project so that it fits seamlessly into the new central courthouse master plan scheme.



*A primary street address on Broadway, the backbone of downtown, is highly desirable*

The framework of the new central courthouse project master plan, which revolves around the new civic garden, involves the following conceptual elements: (1) creating a new civic garden, (2) designating Union Street as a green street, (3) relocating the civic center light rail stop, (4) allowing B Street to connect through the existing Civic Center block, (5) revitalizing and redeveloping City Hall and the Civic Center, (6) planning for public parking, and (7) recognizing the value of the existing courthouse's Broadway site. The urban design potential of the new courthouse project is more than a single building project. As outlined in this report, it can serve as the impetus for creating a new, vibrant center of activity for the city of San Diego.

## SCHEME DESCRIPTIONS

After weighing all the specific site issues, urban design considerations, and budgetary factors over the course of the study phase, the project team determined that Schemes 1, 2, and 3 were the most viable. Schemes 4 and 5 proved less desirable, but are presented here as alternatives whose perceived shortcomings can inform the decision as to which master plan scheme will ultimately be chosen for the New Central Courthouse.

Note that all five schemes have the same project program and total building area as described in Chapter 1, Section 2. In addition, all schemes assume the same building section and plan diagram as Scheme 1 shown below, except for Scheme 2, which is located on a smaller site and therefore has a smaller floor plate. The project budgets for the different schemes vary depending on certain issues related to the specific sites, including construction phasing with existing buildings and different lengths of potential prisoner transfer tunnels to the existing central jail. The prisoner transfer tunnel is not currently in the base project program (who would bear the cost of the tunnel has yet to be determined), but the study phase team considered the tunnel as a means to efficiently and securely transfer prisoners to the new courthouse and to reduce program area in the sheriff's section of the building.



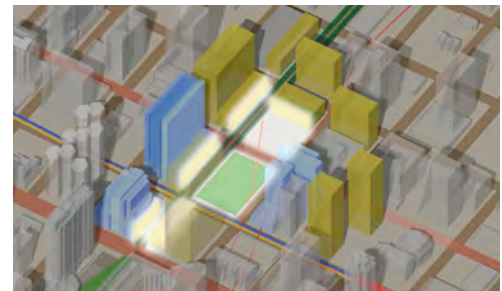
*Scheme 1*



*Scheme 2*



*Scheme 3*



*New civic garden as center of activity*



*Scheme 4*



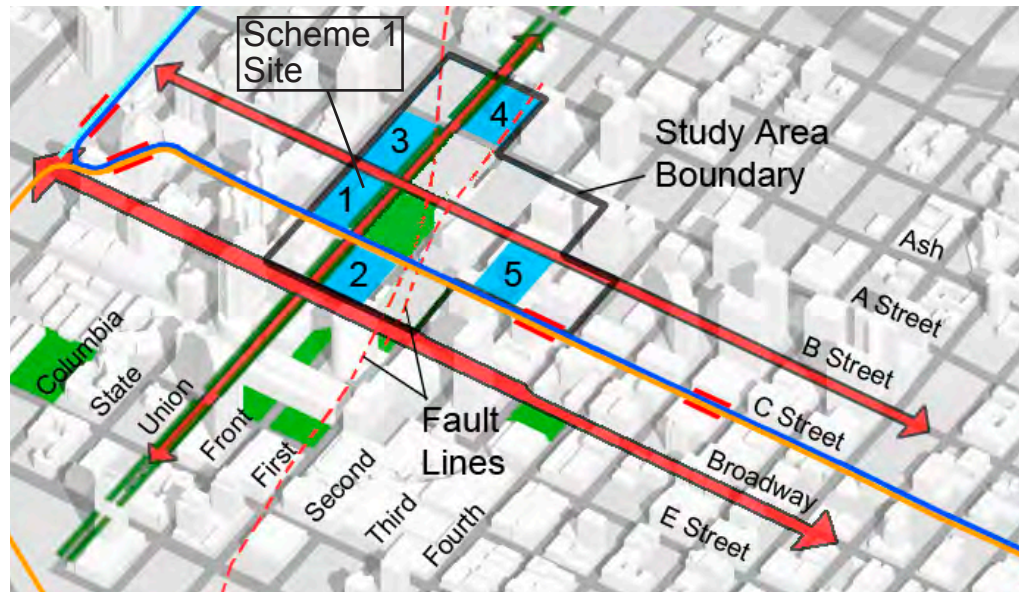
*Scheme 5*



## SCHEME 1

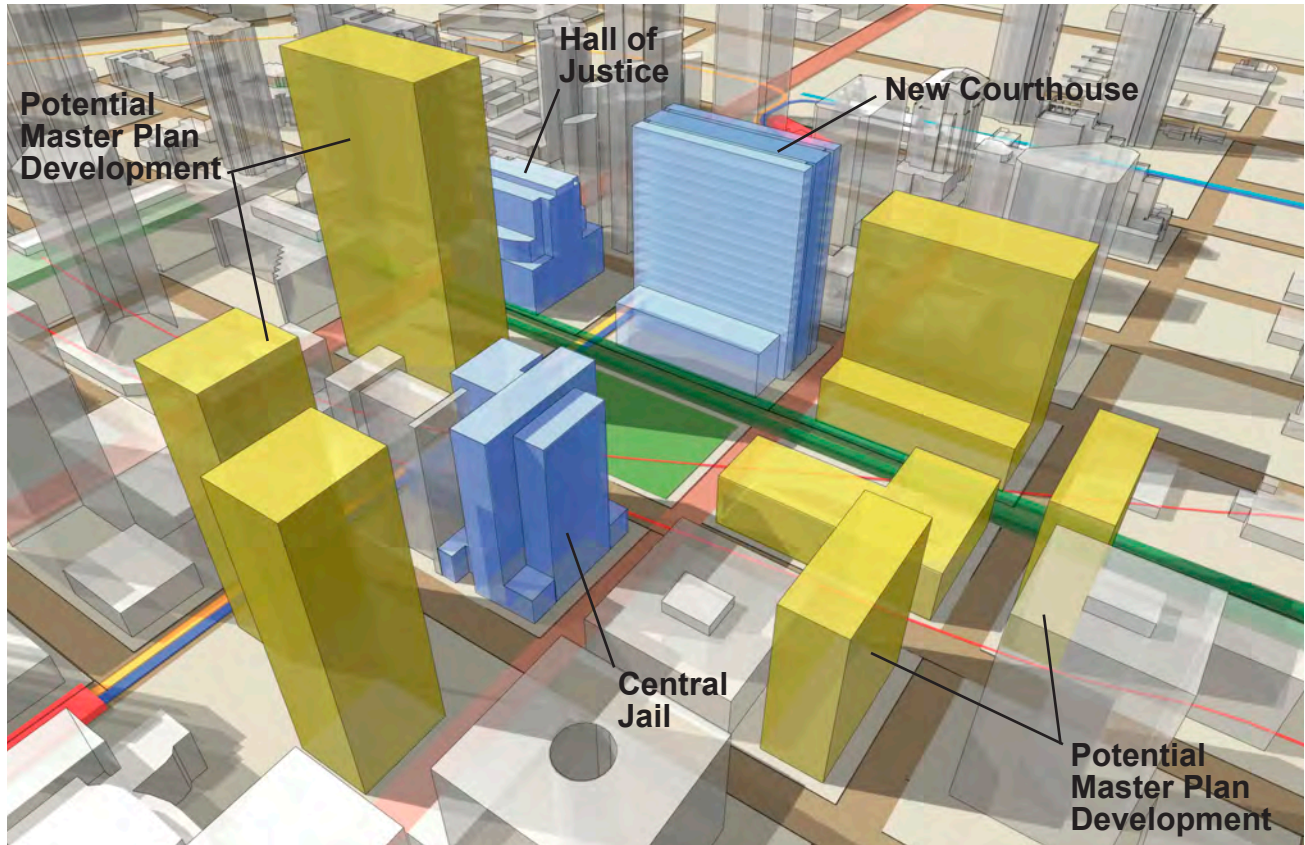
The study team determined that Scheme 1 would achieve the goals set forth in the vision statement and the guiding principles, presented previously. In addition, there are other site and construction factors worth noting for Scheme 1: (1) The site has few issues with consolidating and securing the land parcel for the new court building because the county of San Diego controls most of the property on the block; (2) the site is directly adjacent to the Hall of Justice and not too far from the existing jail, decreasing the required length of a prisoner transfer tunnel, compared to most of the other schemes; and (3) the preparation for building construction would be relatively easy, with only small buildings on the existing site and no difficult phasing issues with the existing courthouse (see Scheme 2 description).

A disadvantage of Scheme 1 is that its master plan depends on a private developer or the City or County of San Diego building on the Broadway site vacated by the existing courthouse. It is quite possible that a significant period of time could elapse before some kind of public or privately developed project is completed on the Broadway site, leaving a large hole in the master plan at the most important, active end of the new civic garden.



### Scheme 1 Vital Statistics:

Location:	Site bound by Union and State Streets and B and C Streets.
Project site size:	200' x 300'
Floors above grade:	17
Levels below grade:	2
Courts per floor:	6, typically



## SCHEME 1

### Highlights:

Creates a new mixed-use civic center gathered around Civic Center garden.

Yields public views from new courthouse to Civic Center garden and city.

Main entry pavilion creates a grand public room at Civic Center garden.

New courthouse provides visual access to justice system with view from park to public corridor.

### Issues:

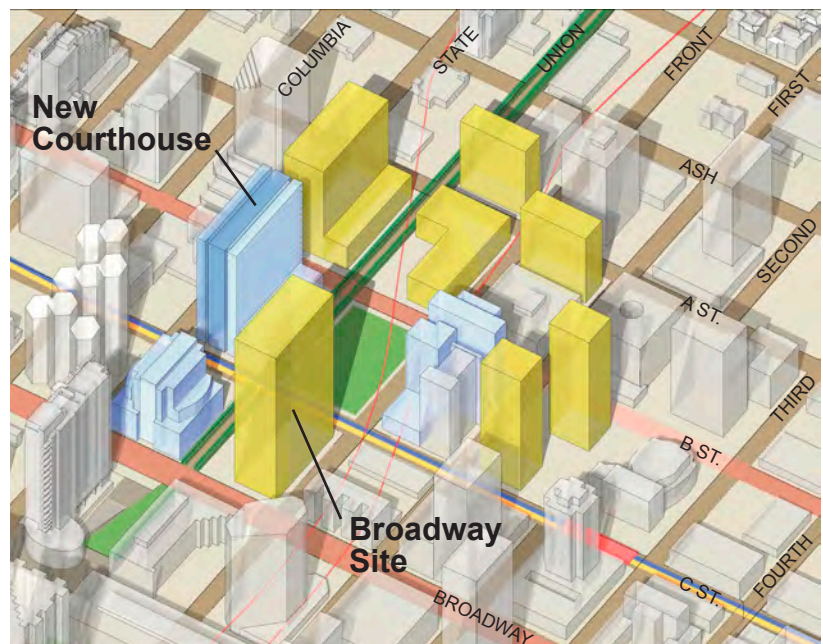
Site acquisition required.

Direct connection to Hall of Justice possible.

Property value of Broadway site could be used to offset land acquisition costs for Scheme 1 site.

Site on Broadway could be redeveloped for civic or private office building, but Broadway site may remain vacant for extended period, leaving Civic Center garden plan incomplete.

*Scheme 1's highlights include "grand room" facing garden and visual connection from garden to public corridors of courthouse*



*Scheme 1 site creates compact justice center for downtown, with new courthouse aligned with the Hall of Justice and the new Federal Courthouse*

T.O. PENTHOUSE

EL.+375'

ROOF (MECH)

32,700 SF

11 COURT FLOORS

6 COURTS PER FLOOR;

66 COURTROOMS TOTAL,

32,700 GSF PER FLOOR

= 359,700 GSF

1 COURT FLOOR

4 HIGH-VOLUME COURTROOMS

PLUS ONE TYPICAL COURTROOM

= 32,700 GSF TOTAL

2 SUPPORT FLOORS

32,700 GSF PER FLOOR

= 65,400 GSF

3 SUPPORT FLOORS

37,808 GSF X 3

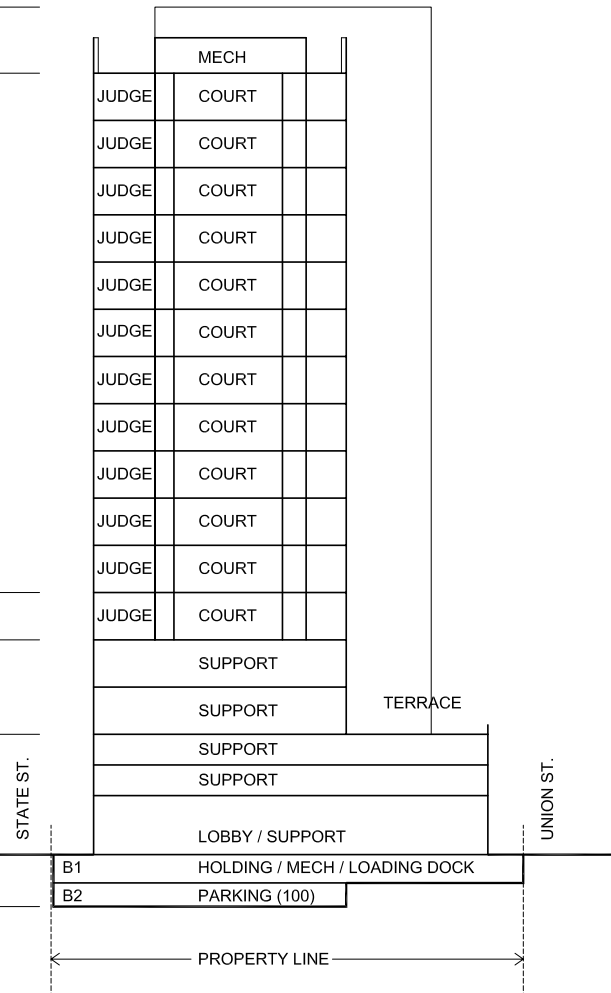
= 113,425 GSF

2 SUB-LEVELS

B1 = 60,000 GSF

(SHERIFF + LOADING DOCK\* +  
SUPPORT + MECH / ELEC)

B2 = 40,000 GSF

(PARKING = 40,000 SF / 400 SF / CAR  
= 100 CARS)**PROGRAM SECTION DIAGRAM****SCHEME 1**

PROGRAM AREA ABOVE GRADE

= 603,925 GSF

PROGRAM AREA BELOW GRADE (B1)

= 52,000 GSF\*

(HOLDING, MECH, SUPPORT;  
\*8000 SF LOADING DOCK AND RAMP  
AREA COUNTED IN PARKING AREA)

BUILDING PROGRAM AREA SUB-TOTAL

= 655,925 GSF

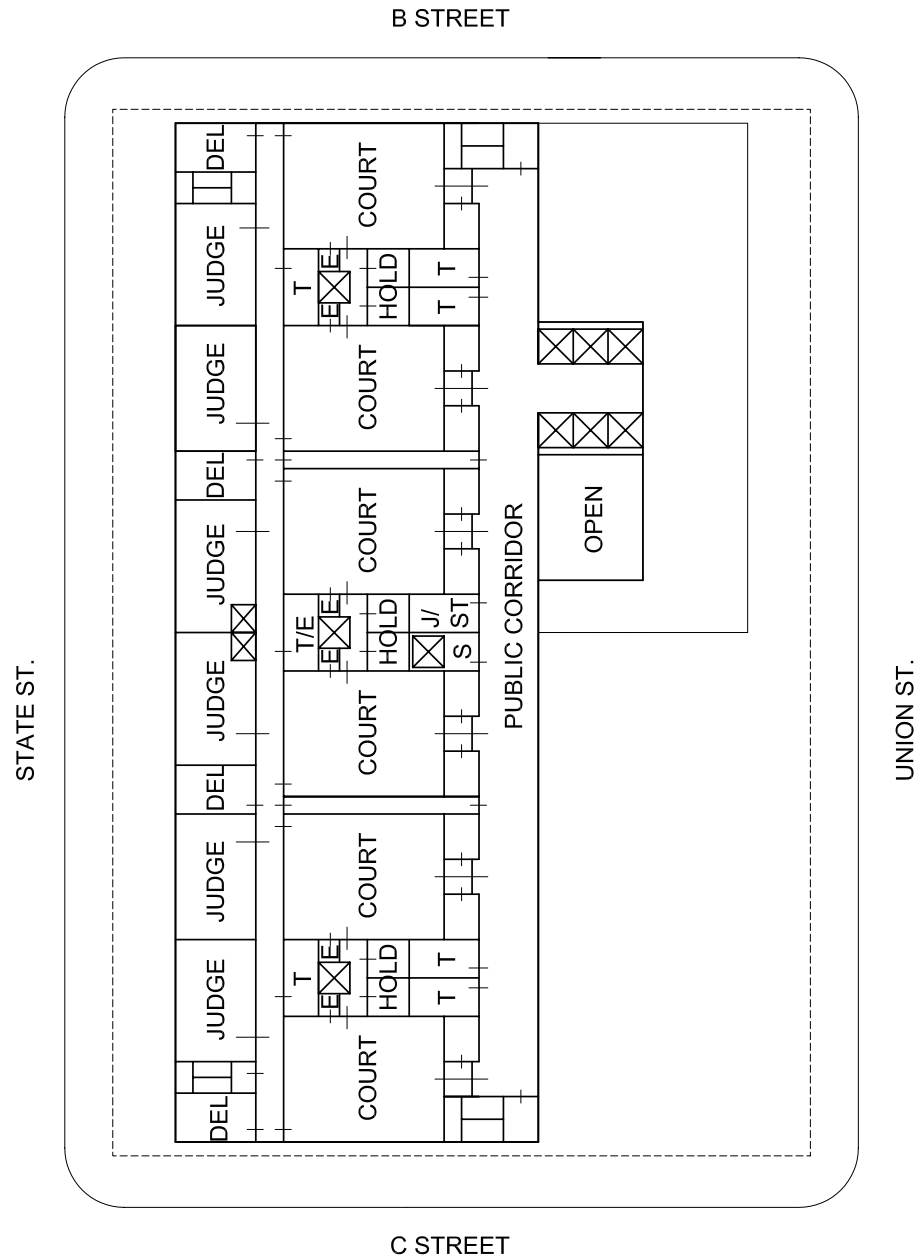
PARKING AREA BELOW GRADE (B2+B1\*)

= 40,000 GSF + 8000 SF LOADING DOCK\*

TOTAL BUILDING GROSS AREA

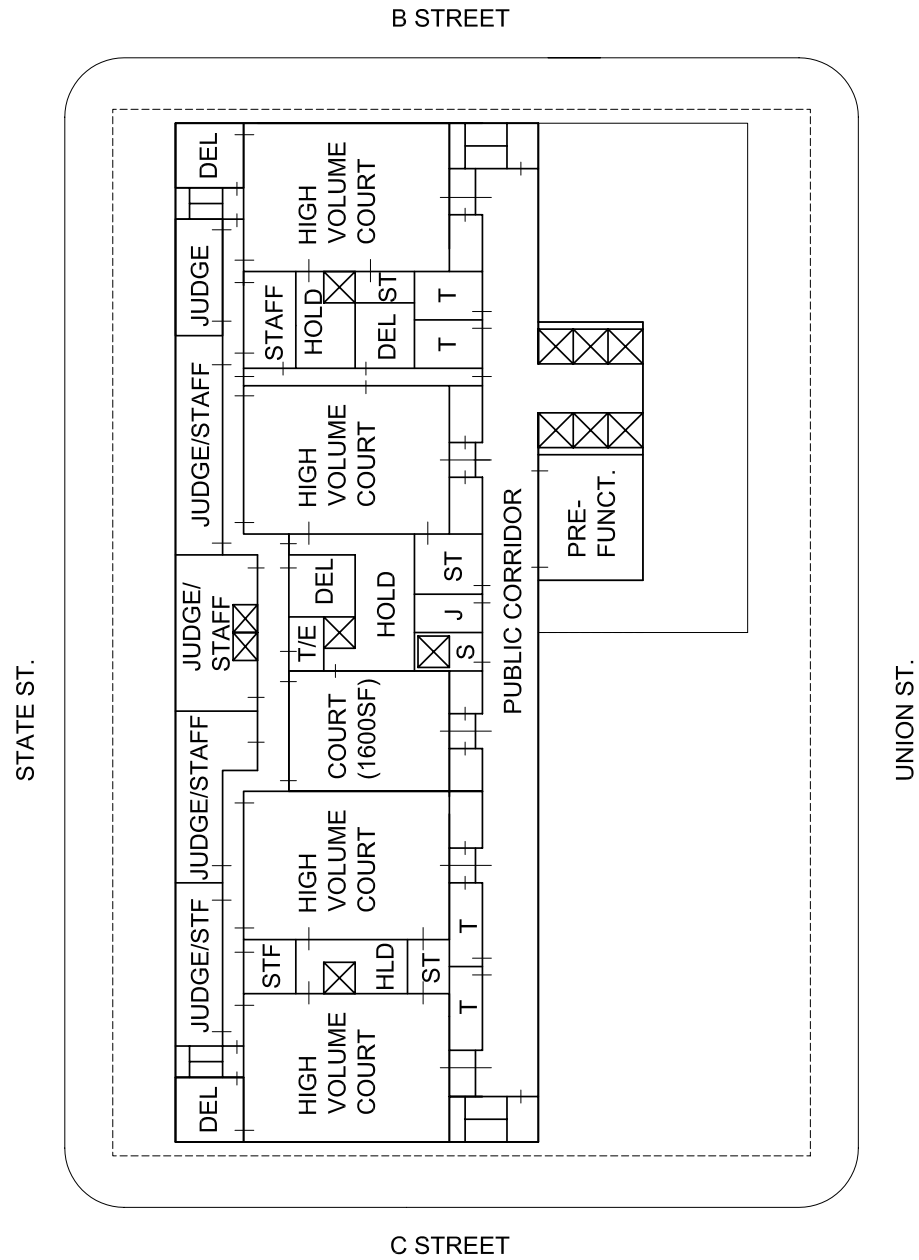
= 703,925 GSF





**TYPICAL COURTROOM FLOOR  
SCHEME 1**





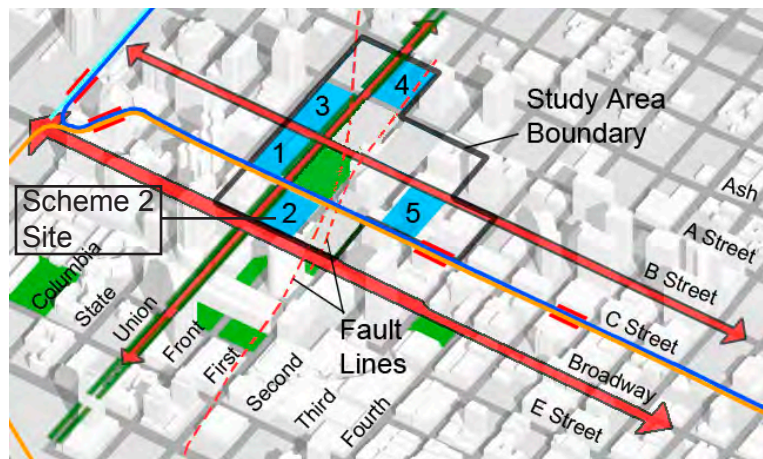
## HIGH-VOLUME COURTROOM FLOOR SCHEME 1

## SCHEME 2

This scheme produces a dramatic result for the courts on completion: a very strong, very identifiable presence for the new central courthouse on Broadway, the major thoroughfare running through downtown San Diego. Creating a link from the energy of Broadway to the new civic garden and defining a relationship across Broadway to the new Federal Courthouse and plaza, Scheme 2 immediately takes advantage of the Broadway site currently occupied by the existing court building. Upon completion, Scheme 2 is not dependent on any other part of the project master plan; it can stand on its own, in the event that the other building elements called for in the overall master plan are slow in developing. Property acquisition of the site is relatively simple, requiring only a title transfer from the county to the state. The site is also directly adjacent to the Hall of Justice, and is relatively close to the jail.

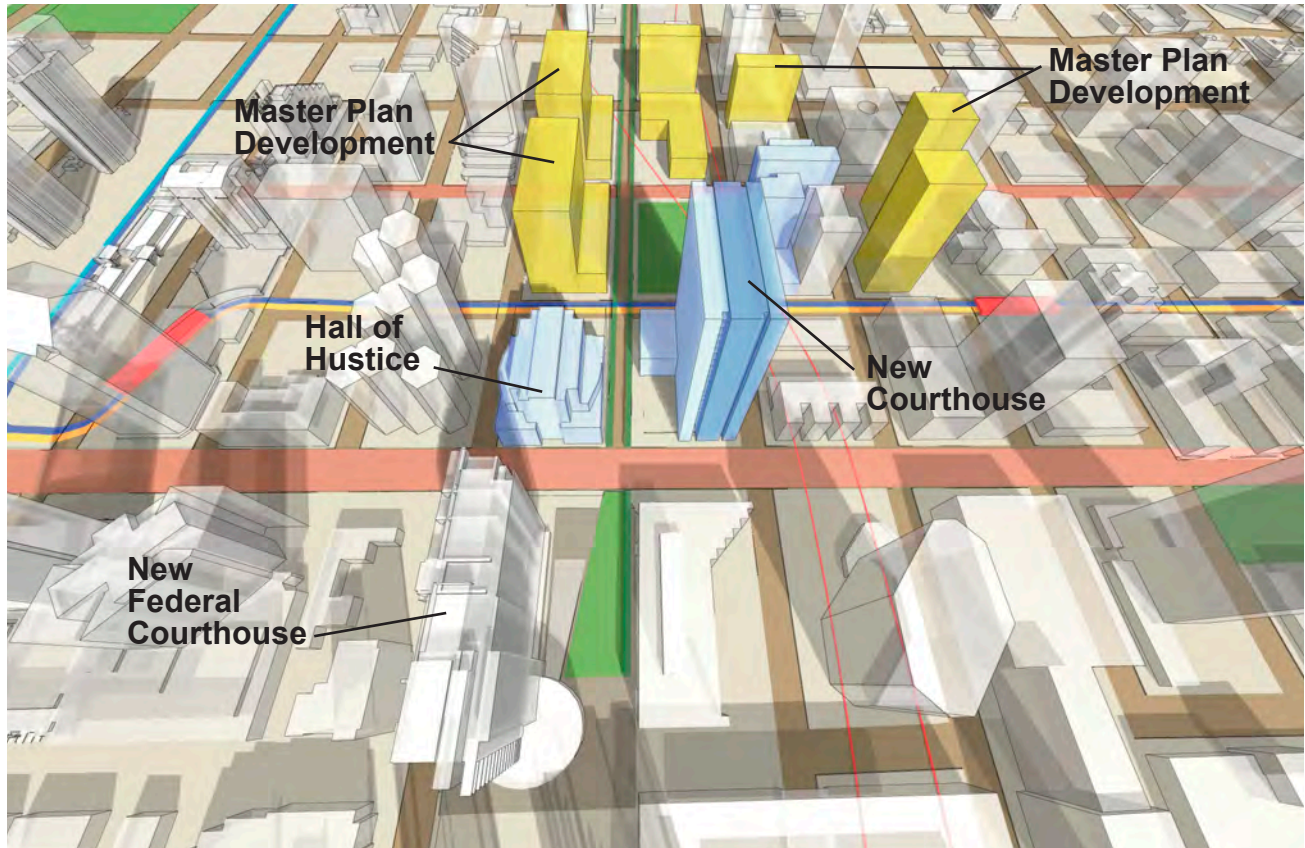
A major drawback of Scheme 2 is the complicated construction phasing required. The new courthouse will occupy the same city block as the existing courthouse, but must be built in a way that allows the existing courthouse to continue functioning during construction. Part of the existing courthouse must be demolished to make space for the new courthouse footprint, and those affected users of that part must be temporarily relocated in leased space during the period of construction, creating an additional cost for the courts. There is also the issue of intense construction affecting the existing courts. Difficult phasing and associated disruption to the courts present challenges to the success of Scheme 2. The complex phasing and temporary relocation of court users during construction also make Scheme 2 the most expensive of the five alternates.

In addition, the Broadway site is smaller than the typical downtown city block, only 270' x 200'. This presents design challenges in finding adequate space for creating a functional below grade central holding area, loading dock, and parking garage. There was much discussion within the study phase team as to whether a privately developed (non-courts) project for this Broadway site would be more beneficial to the overall master plan and would generate more street-level activity and energy (see page 4.8, item 7). For a detailed description of the specific phasing steps required for completion of Scheme 2, see page 4.26, section 2.



### Scheme 2 Vital Statistics

Location:	Site bound by Union and Front Streets and Broadway and C Streets.
Project site size:	200' x 270'
Floors above grade:	23
Levels below grade:	2
Courts per floor:	4, typically



## SCHEME 2

*Strong courthouse address on Broadway and strong link to new civic garden*

### Highlights:

Gives state court a strong presence and identity on Broadway.

Public corridor of courthouse provides significant views to the bay.

New building set back from Union Street to create link from Broadway into new Civic Center garden.

Strong relationship across Broadway to Federal Courthouse and plaza.

### Issues:

Complicated phasing with existing courthouse.

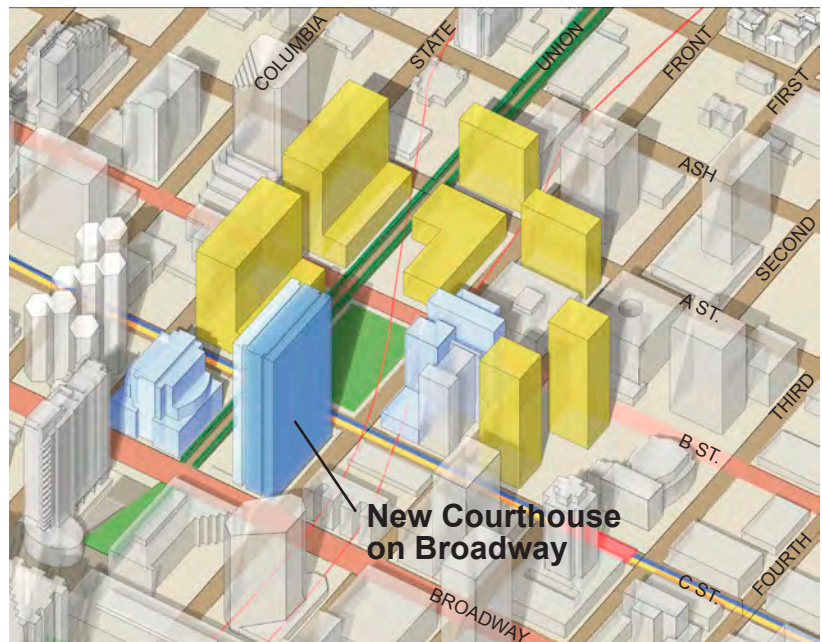
Temporary space for displaced courtrooms and users of existing courthouse required.

Site directly adjacent to Hall of Justice.

Prisoner tunnel to jail relatively short.

Main entry pavilion added in phase 2 after demolition of existing courthouse.

Upon project completion, new courthouse provides strong, immediate anchor on Broadway for new Civic Center and civic garden.

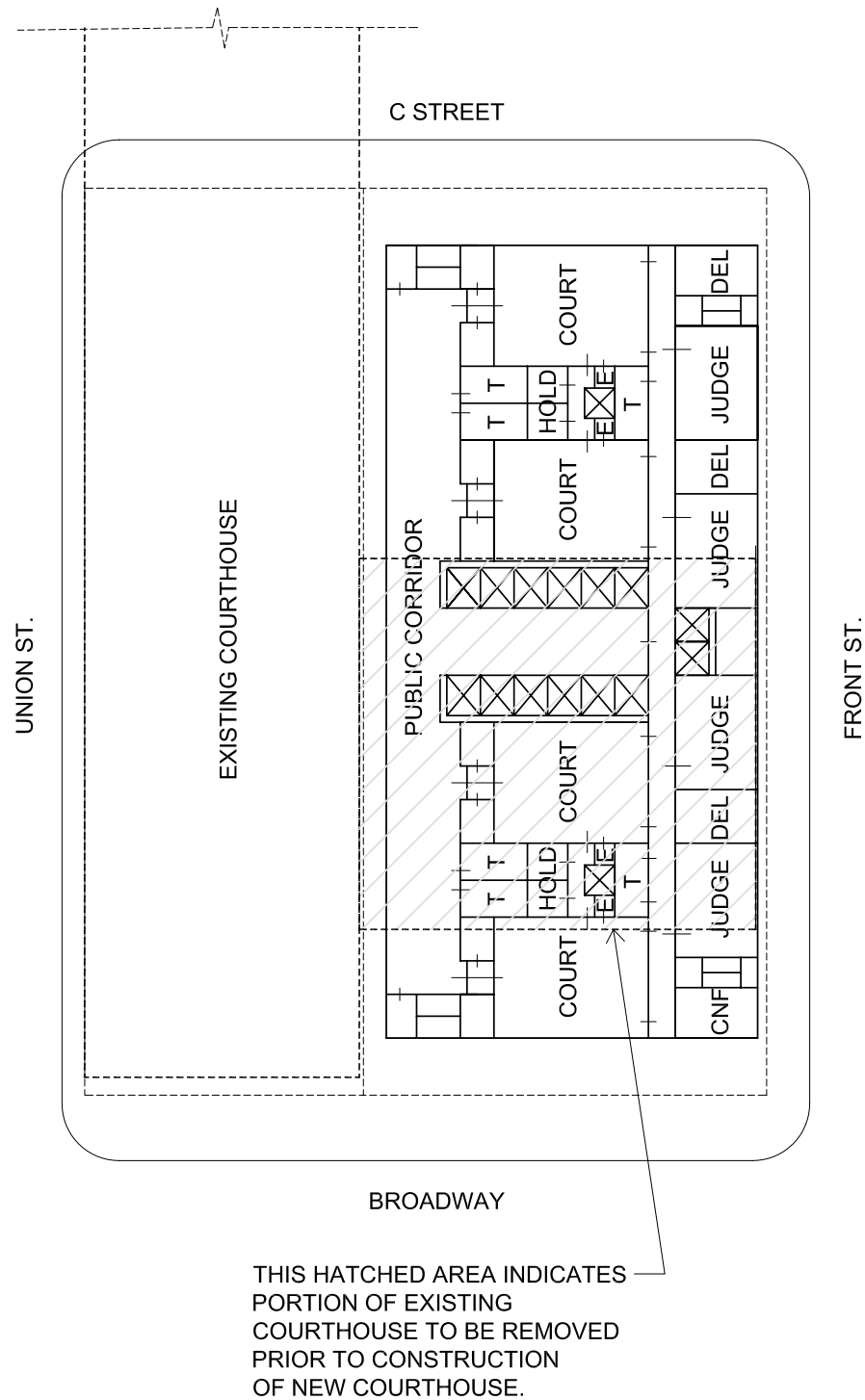


*Site close to both Hall of Justice and jail*



## PROGRAM SECTION DIAGRAM SCHEME 2



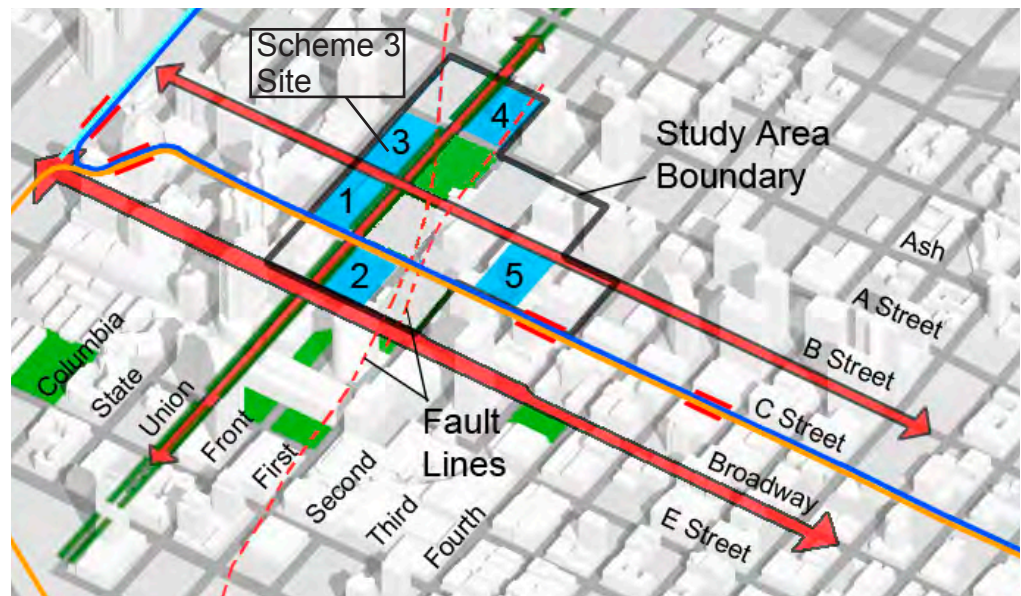


## TYPICAL COURTROOM FLOOR SCHEME 2

### SCHEME 3

The Scheme 3 site is very similar to Scheme 1. It does not have difficult phasing issues with the existing courthouse building like Scheme 2, but the Scheme 3 land parcel is privately owned by multiple entities, making land acquisition potentially complicated and more costly. There are only a few small existing buildings occupying the site, so clearing the site for construction would be fairly straightforward. However, the site may be affected by a surface rupture fault which is trending to the northwest, running very close to the site's northeast corner. This would affect the new courthouse design, requiring the building to be set back from this fault. Thorough geotechnical investigation would be required to identify the exact location of this fault to determine the extent of the setback. The site is also not adjacent to the Hall of Justice, as are Schemes 1 and 2, and is further from the jail as well, requiring a longer prisoner transfer tunnel, if one were to be built.

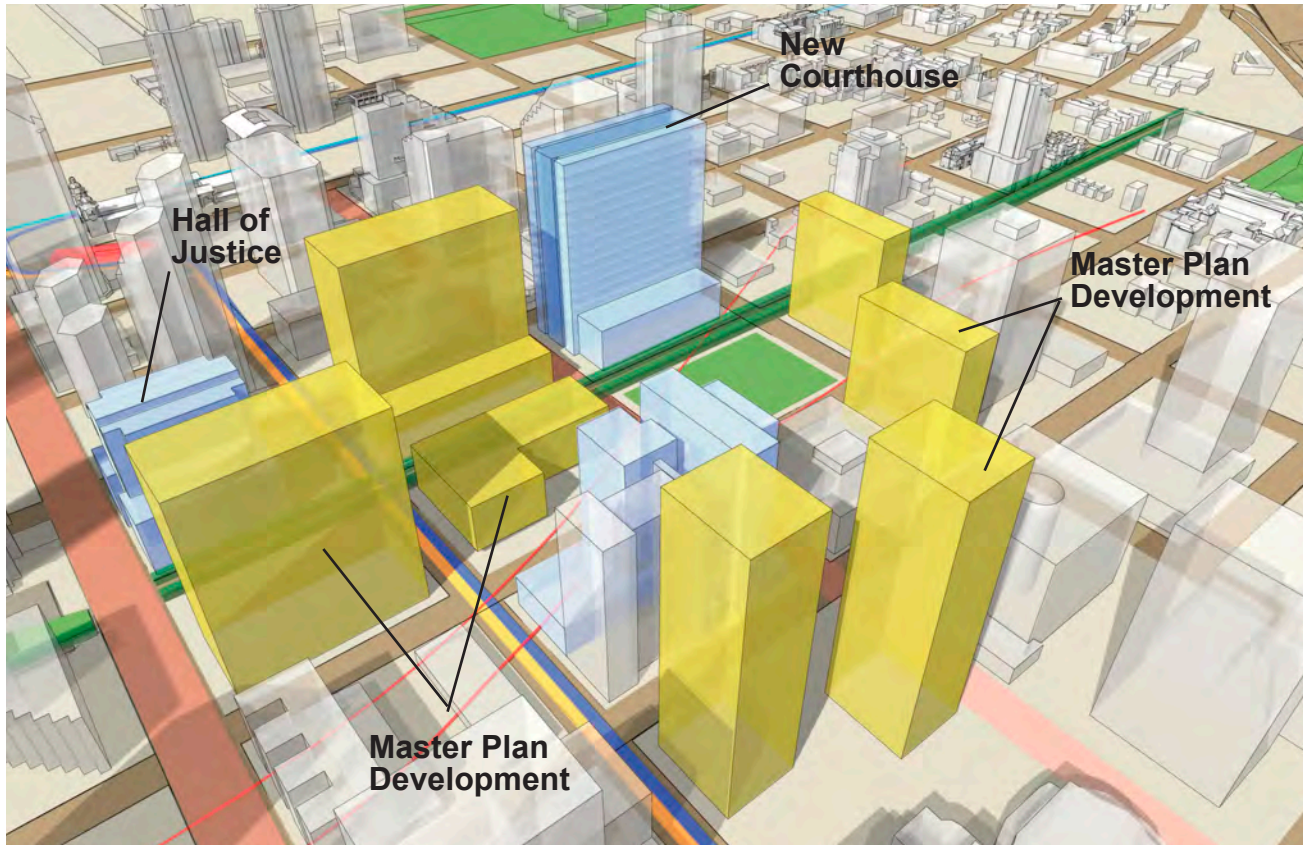
The success of this scheme depends heavily on the full build-out of the master plan to make a noteworthy home for the New San Diego Central Courthouse. If the master plan is not fully realized, the Scheme 3 site will be fairly isolated, removed from the justice and government facilities close to Broadway.



#### Scheme 3 Vital Statistics

Location:	Site bounded by Union and State Streets and A and B Streets.
Project site size:	200' x 300'
Floors above grade:	17
Levels below grade:	2
Courts per floor:	6, typically

Note: Scheme 3 building section and plan diagram identical to Scheme 1.



## SCHEME 3

*Scheme 3's highlights include "grand room" facing garden and visual connection from garden to public corridors of courthouse*

### Highlights:

Creates a new mixed-use Civic Center gathered around the Civic Center garden. Yields public views from the new courthouse to the Civic Center garden and the city.

Creates a grand public room on the Civic Center garden.

New courthouse displays "judicial process in action" with view from park to public corridor.

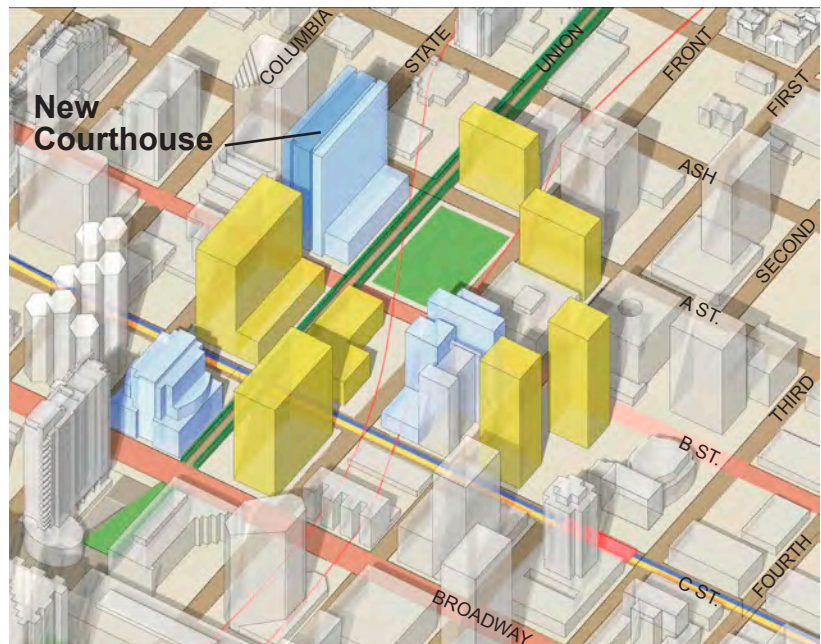
### Issues:

Site potentially impacted by seismic fault.

Site currently underutilized, but controlled by six different owners, requiring complicated land swap for acquisition.

Site not adjacent to jail, requiring long tunnel connection or bussing of prisoners; no direct connection to Hall of Justice possible.

Success of courthouse depends on full build-out of master plan.



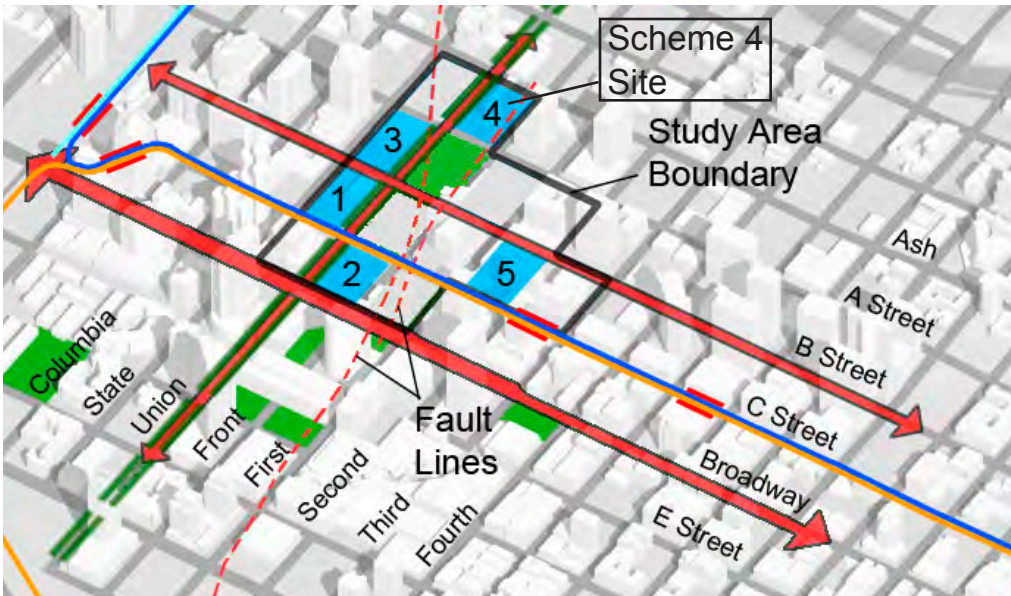
*Site is isolated if master plan is not fully realized*



SCHEME 4

Scheme 4 presents the new courthouse building as the centerpiece of the new civic garden. It sets up a formal axial relationship to the park blocks, appropriate for a stately courthouse project. However, the Scheme 4 site is more than three city blocks from the Hall of Justice, and it is not adjacent to the jail. The site is also problematic because of the existing State of California building on the site. This existing building and its users would need to relocate. In addition, there is a potential issue with a surface rupture fault that trends north and grazes the eastern edge of the entire site block, requiring the new courthouse to be set back from this fault.

As with Scheme 3, the success of this scheme also depends heavily on the full build-out of the master plan to make a noteworthy home for the new courthouse. If the master plan is not fully realized, the Scheme 4 site is isolated, far removed from the justice and government facilities close to Broadway.

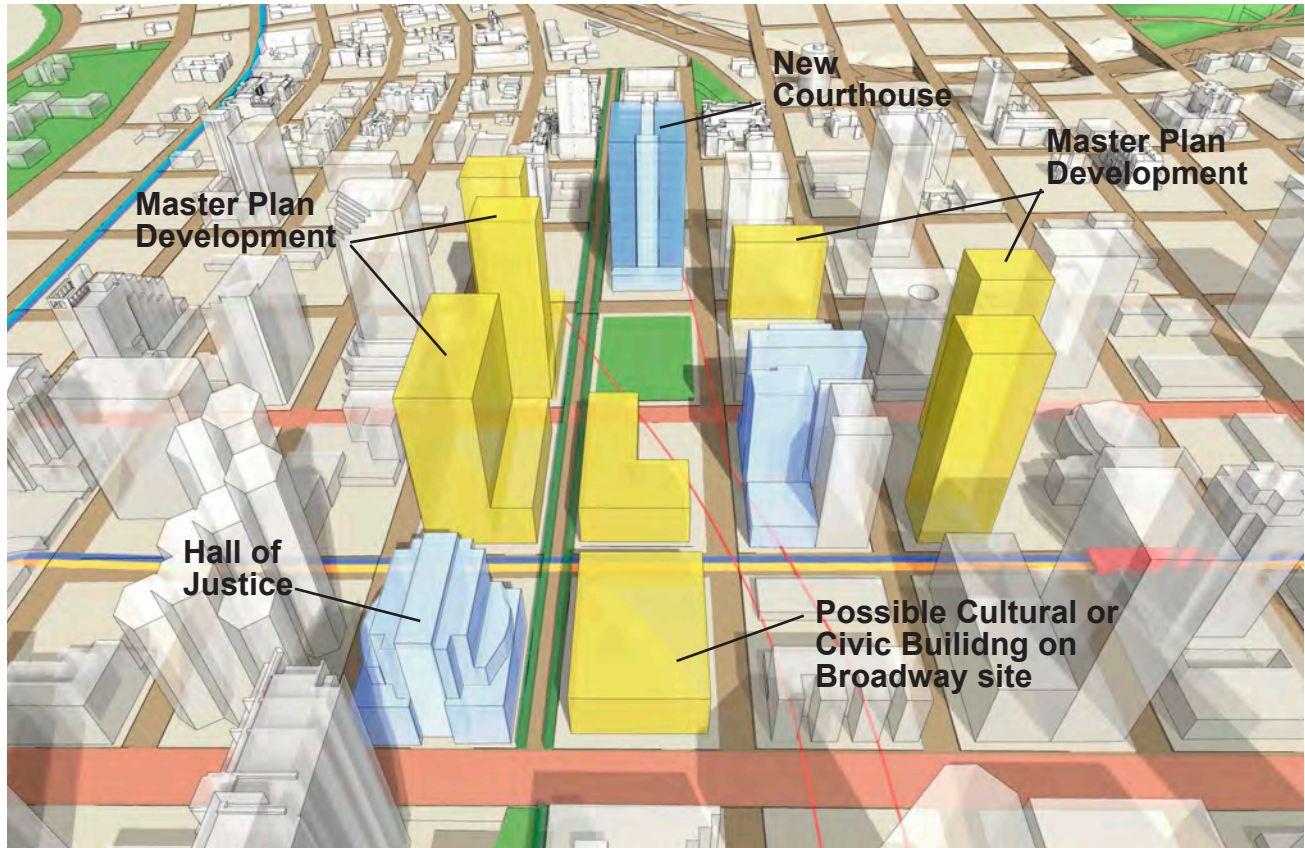


Scheme 4 Vital Statistics

Location:	Site bound by Union and Front Streets and A and Streets.
Project site size:	200' x 300'
Floors above grade:	17
Levels below grade:	2
Courts per floor:	6, typically

Note: Scheme 4 building section and plan diagram similar to Scheme 1.





## SCHEME 4

*Formal axial relationship of new courthouse to new civic garden is appropriate for building type.*

### Highlights:

Creates a new mixed-use civic center gathered around the Civic Center garden. Yields public views from the new courthouse south to Civic Center garden and the bay beyond.

Courthouse becomes formal centerpiece on the Civic Center garden and supports future development.

### Issues:

Scheme involves displacement of existing State Office Building and its users.

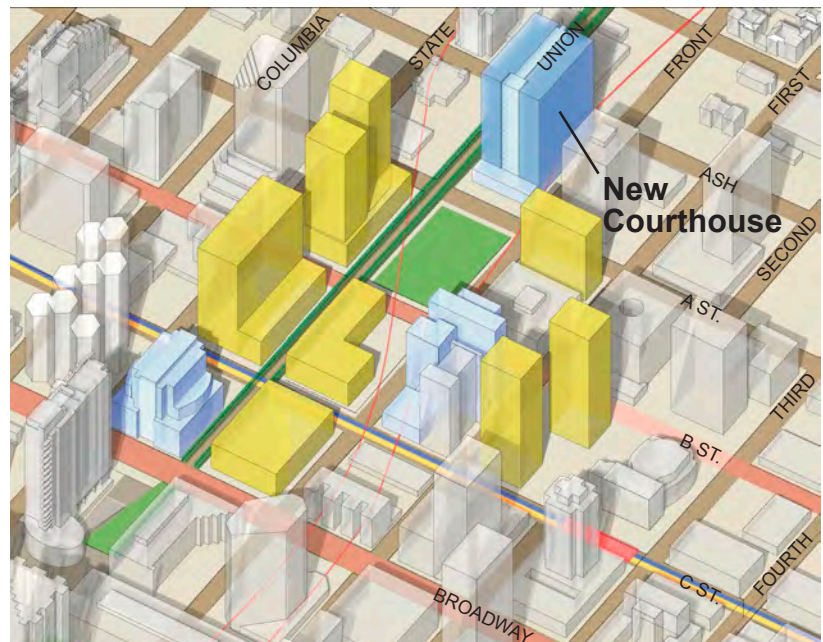
Site acquisition required.

Site potentially affected by seismic fault.

Site not adjacent to jail, requiring longer tunnel connection or bussing of prisoners.

New courthouse site is a long walk from the Hall of Justice.

Success of courthouse depends on full build-out of master plan.



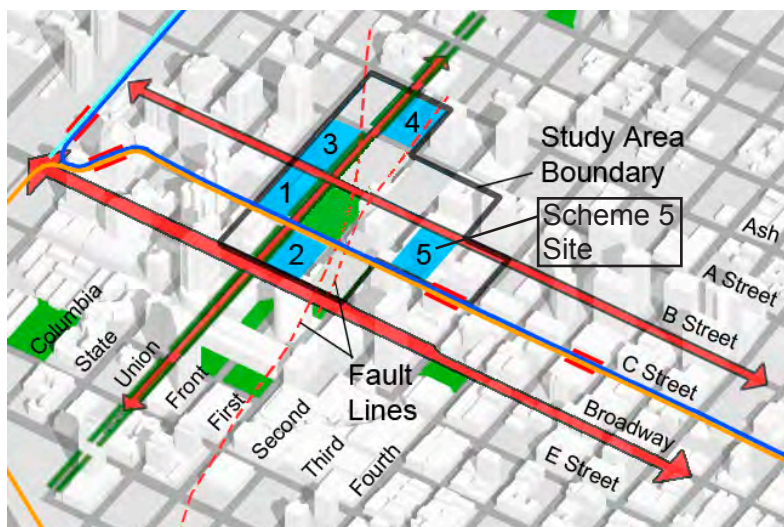
*Site is far removed from Hall of Justice and the central jail*

## SCHEME 5

Because of its location east of the central jail, Scheme 5 is the only scheme that is not directly linked to the urban activity envisioned for the new civic garden. The advantages of Scheme 5 include a direct adjacency to the existing jail, making for the shortest possible prisoner transfer tunnel out of all the schemes. Scheme 5 also encourages revitalization of the existing Civic Center area, potentially creating a new civic plaza between the courthouse and the performing arts center. The C Street light rail station would be directly outside the new courthouse, making for easy access to public transportation, and the B Street connection through the downtown core, previously outlined in this report as a beneficial urban design element, is also encouraged by this scheme.

However, to make way for Scheme 5, the existing Golden Hall must be torn down, and associated property transfers must be crafted. The new courthouse would also be extremely close to the existing City Hall building, creating a crowded condition. The other tall buildings in addition to City Hall that exist in the immediate vicinity would block views out of the new courthouse, and vehicular access to the site is problematic because of the light rail on C Street and the existing B Street closure.

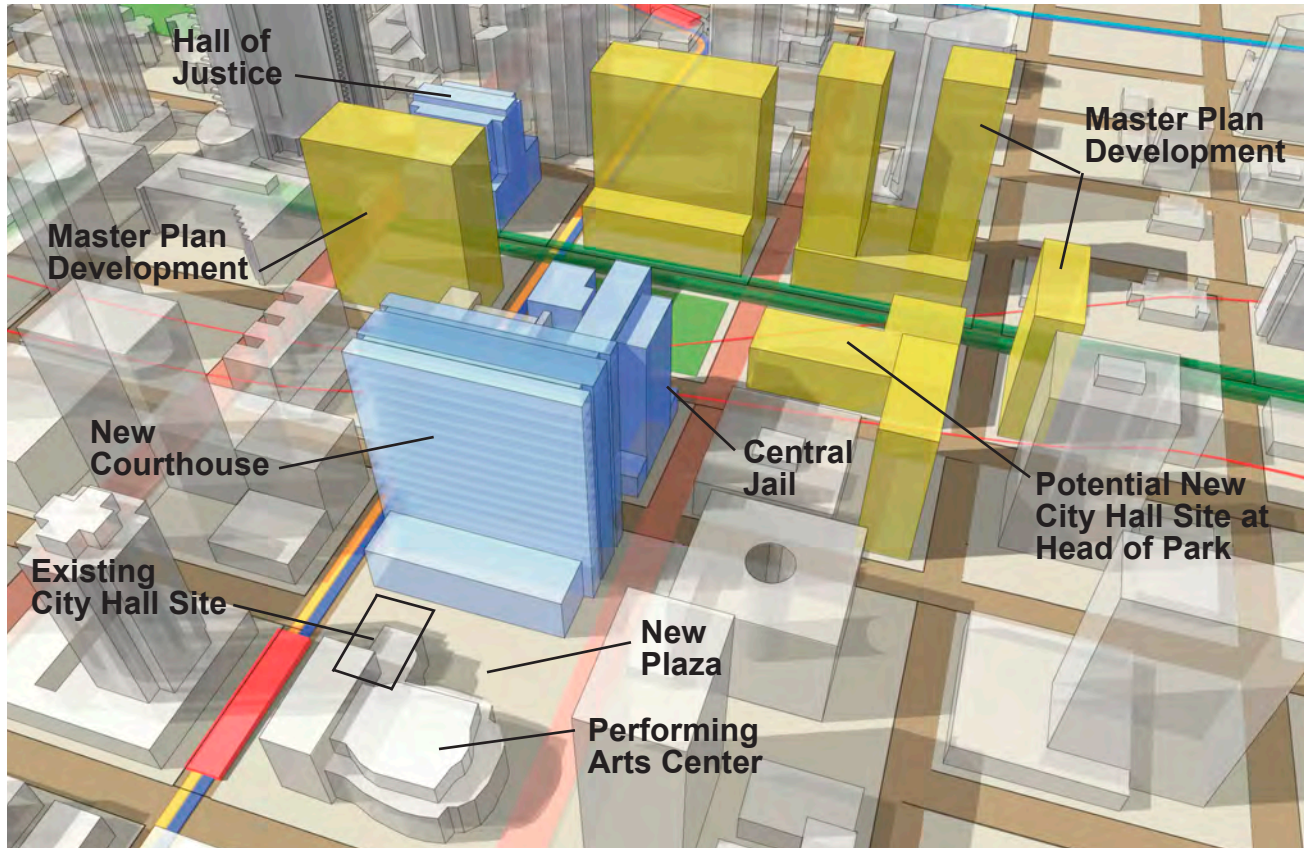
This scheme suggests relocating City Hall as part of the Civic Center revitalization, potentially to the head of the new master-planned civic park. This relocation would solve the potential issue of crowding posed by the new courthouse. However, the decision to move City Hall would not be up to the court or the AOC, and such a relocation would require extreme efforts on the city's part. Relocation of City Hall has been discussed in San Diego in the past, but currently there are no plans for a move. If City Hall is not relocated, the Scheme 5 site suffers from its immediate neighbors, and has no part in activating the new civic garden and related future development.



### Scheme 5 Vital Statistics

Location:	Site bound by First and Second Avenues and B and C Streets.
Project site size:	200' x 300'
Floors above grade:	17
Levels below grade:	2
Courts per floor:	6, typically
Note: Scheme 5 building section and plan diagram identical to Scheme 1.	





## SCHEME 5

*Site encourages revitalization of existing civic center area and creation of a new plaza between the courthouse and the performing arts center.*

### Highlights:

New courthouse re-energizes existing City Hall area.

Encourages opening B Street through existing city block.

Creates new Civic Center plaza between the new courthouse and the existing performing arts center.

### Issues:

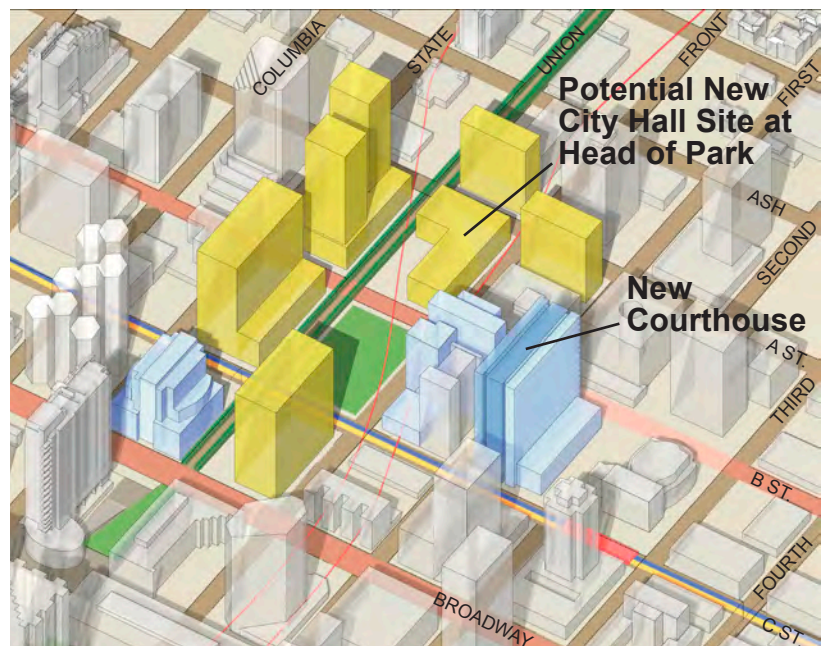
New courthouse directly adjacent to jail, providing for a short prisoner connection.

Requires site acquisition and demolition of existing Golden Hall and perhaps City Hall.

This courthouse site does not participate in the energy of the new Civic Center garden.

The new courthouse view corridors are affected by the surrounding tall buildings.

New courthouse site is far removed from the Hall of Justice and the new Federal Courthouse.



*Site isolated from the energy of the new civic garden.*

## Further Master Plan Scheme Comparisons

The table presented here and on the following pages was produced during the study phase for cost estimating purposes. It presents additional information outlining court operational impacts, cost impacts, and development opportunities and constraints pertaining to the five courthouse site choices.

### Items for Consideration of Scheme 1

Issue	Importance to Process	Cost Impact	Schedule Impact
<p>1. Tunnel to Jail</p> <ul style="list-style-type: none"> <li>- Approx. length: 435' (crosses 2 streets)</li> <li>- Depth: Bottom of tunnel @ -31'</li> <li>- Finished dims: 8' wide x 10 high, w/ 2' utility space in ceiling.</li> <li>- Tunnel path crosses seismic fault.</li> </ul> <p>Note: Tunnel cost may be shared by the Courts with other entities, and should be broken out as a separate cost estimate line item.</p>	<p>High</p> <p>Building link to jail for prisoner transfer will negate need for sheriff to bus prisoners directly to new Courthouse and reduce capacity requirement of Courthouse holding facility.</p>	<p>TBD</p> <p>Construction of tunnel will be difficult, with existing utilities, temporary street closures for construction and creating a workable connection to existing jail. Crossing the fault will also impact the cost.</p>	<p>TBD</p> <p>Note: Unless tunnel can be bored under existing Courthouse, tunnel construction cannot occur until after existing Courthouse is demolished.</p>
<p>2. Phasing</p> <ul style="list-style-type: none"> <li>- Requires land acquisition from County.</li> <li>- 1 lot is privately owned (10,000 SF) and must be acquired.</li> <li>(- Value of vacated Broadway site and Madge Bradley and Family Court sites applied to construction of new Courthouse.)</li> </ul>	<p>High</p>	<p>TBD</p> <p>Only single story buildings, occupy less than 1/4 of site, so once ownership issue is solved, demolition will be simple.</p>	<p>TBD</p>
<p>3. Site Constraints</p> <ul style="list-style-type: none"> <li>- Property ownership issues (see 2 above).</li> </ul>	<p>High</p>	<p>TBD</p>	<p>TBD</p>
<p>4. Miscellaneous</p> <ul style="list-style-type: none"> <li>- Direct connection to Hall of Justice possible, but involves building a pedestrian tunnel, approximately 100' long (bottom of tunnel @ -30').</li> <li>- Broadway site could remain vacant for some time, leaving hole in urban fabric.</li> </ul>	<p>Medium</p> <p>Direct connection (tunnel) to HOJ is beneficial to HOJ users and operations.</p>	<p>TBD</p> <p>Cost of tunnel could be substantial.</p>	<p>TBD</p>



## Items for Consideration of Scheme 2

Issue	Importance to Process	Cost Impact	Schedule Impact
<p>1. Tunnel to Jail</p> <ul style="list-style-type: none"> <li>- Approx. length: 525' (crosses 2 streets)</li> <li>- Depth: Bottom of tunnel @ -31'</li> <li>- Finished dims: 8' wide x 10 high, w/ 2' utility space in ceiling.</li> <li>- Tunnel path crosses seismic fault.</li> </ul> <p>Note: Tunnel cost may be shared by the Courts with other entities, and should be broken out as a separate line item.</p>	<p>High</p> <p>Building link to jail for prisoner transfer will negate sheriff's need to bus prisoners directly to new Courthouse and reduce capacity requirement of Courthouse holding facility.</p>	<p>TBD</p> <p>Construction of tunnel will be difficult, with existing utilities, temporary street closures for construction and creating a workable connection to existing jail. Crossing the fault will also impact the cost.</p>	<p>TBD</p> <p>Note: Unless tunnel can be bored under existing Courthouse, tunnel construction cannot occur until after existing Courthouse is demolished.</p>
<p>2. Phasing</p> <p>A. Construct or lease swing space for displaced users of existing Courthouse. (7 floors @ 13,000 SF = 91,000 SF displaced area.)</p> <p>Displaced users include:</p> <ul style="list-style-type: none"> <li>- 3 Misdemeanor Arraignment Courts</li> <li>- 4 Family Law Courts</li> <li>- Court clerks, business offices and records</li> <li>- Appeals Court reporters</li> <li>- Interpreters</li> <li>- Family Law Child Support</li> <li>- Dept. of Child Support Services</li> </ul> <p>B. Re-design / retrofit ground floor entry and prep rest of existing Courthouse floors for demolition of portion of existing building. Also move displaced users into new swing space. *** (Cost of this move should not be counted in budget.)</p> <p>C. Demo portion of existing building. (13,000 SF x 7 floors = 91,000 SF) Under-pinning of existing building foundation required.</p>	<p>High</p> <p>High</p> <p>High</p> <p>Careful demo req'd. - Creates disruption to Court operations.</p>	<p>TBD</p> <p>TBD</p> <p>TBD</p>	<p>TBD</p> <p>TBD</p> <p>TBD</p>

Issue	Importance to Process	Cost Impact	Schedule Impact
D. Prep site for construction of new building.	High	TBD	TBD
E. Build new Courthouse and tunnel to jail.*** (Tunnel may have to be built after old Courthouse is torn down, and not before.)	High	TBD	TBD
F. Move all existing Courthouse users into new Courthouse.*** (This is not in project scope of work and should not be counted in the budget.)	n/a	n/a	n/a
G. Demo old Courthouse.*** (Not in project scope.)	High	TBD	TBD
H. Construct new Courthouse entry pavilion and plaza on remainder of site.	High	TBD	TBD
I. Landscape garden blocks north of new Courthouse.	High	TBD	TBD
3. Site constraints	Medium	TBD	TBD
<ul style="list-style-type: none"> <li>- Smaller block size (270' x 200' vs. 300' x 200')</li> <li>- New Courthouse fits on site with existing Courthouse, but it's a snug fit.</li> <li>- Parking garage and truck entries are dimensionally constrained.</li> </ul>	Tighter site will make building design more challenging, yielding a smaller floor plate on lower floors and a smaller construction staging area.	Smaller floor plate = higher skin-to-floor-area ratio and more floors.	
4. Miscellaneous	Medium	TBD	TBD
<ul style="list-style-type: none"> <li>- Direct connection to Hall of Justice possible, but involves building a pedestrian tunnel, approximately 100' long (B.O. tunnel @ -30').</li> <li>- Construction of connection must occur during phasing step H, described above.</li> </ul>	Direct connection (tunnel) to HOJ is beneficial to HOJ users and operations.	Cost of tunnel could be substantial.	

### Items for Consideration of Scheme 3

Issue	Importance to Process	Cost Impact	Schedule Impact
<p>1. Tunnel to Jail</p> <ul style="list-style-type: none"> <li>- Approx. length: 515' (crosses 2 streets)</li> <li>- Depth: Bottom of tunnel @ -25'</li> <li>- Finished dims: 8' wide x 10 high, w/ 2' utility space in ceiling.</li> <li>- Tunnel path crosses seismic fault.</li> </ul> <p>Note: Tunnel cost may be shared by the Courts with other entities, and should be broken out as a separate line item.</p>	<p>High</p> <p>Building link to jail for prisoner transfer will negate sheriff's need to bus prisoners directly to new Courthouse and reduce capacity requirement of Courthouse holding facility.</p>	<p>TBD</p> <p>Construction of tunnel will be difficult, with existing utilities, temporary street closures for construction and creating a workable connection to existing jail. Crossing the fault will also impact the cost.</p>	<p>TBD</p> <p>Note: Unless tunnel can be bored under existing Courthouse, tunnel construction cannot occur until after existing Courthouse is demolished.</p>
<p>2. Phasing</p> <ul style="list-style-type: none"> <li>- Requires complicated land swap w/ 6 private owners.</li> <li>(- Cash value of vacated Broadway site could go toward construction of new Courthouse.)</li> </ul>	<p>Low</p>	<p>TBD</p> <p>Only single story, small buildings occupy 1/3 of site, so once ownership issue is solved, demolition should be relatively quick.</p>	<p>TBD</p>
<p>3. Site Constraints</p> <ul style="list-style-type: none"> <li>- Property ownership issues (see 2 above).</li> <li>- No direct connection to Hall of Justice possible.</li> <li>- Site potentially impacted by seismic fault, requiring building setback from property line and potential increase in structural requirements.</li> </ul>	<p>High</p> <p>Fault could affect building placement on site, as well as building footprint profile.</p>	<p>TBD</p> <p>Structural system would need to be more sophisticated to deal with extreme proximity of fault.</p>	<p>TBD</p> <p>More sophisticated structural system designed for extreme proximity of fault would require more time to build.</p>
<p>4. Miscellaneous</p> <ul style="list-style-type: none"> <li>- Upon completion of new courthouse, masterplan still a long way from realization.</li> </ul>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>

## Items for Consideration of Scheme 4

Issue	Importance	Cost Impact	Schedule Impact
<p>1. Tunnel to Jail</p> <ul style="list-style-type: none"> <li>- Approx. length: 675' (crosses 2 streets)</li> <li>- Depth: Bottom of tunnel @ -32'</li> <li>- Finished dims: 8' wide x 10 high, w/ 2' utility space in ceiling.</li> <li>- Tunnel path potentially does not cross seismic fault.</li> </ul> <p>Note: Tunnel cost may be shared by the Courts with other entities, and should be broken out as a separate line item.</p>	<p>High.</p> <p>Building link to jail for prisoner transfer will negate sheriff's need to bus prisoners directly to new Courthouse and reduce capacity requirement of Courthouse holding facility.</p>	<p>TBD</p> <p>Construction of tunnel will be difficult, with existing utilities, temporary street closures for construction and creating a workable connection to existing jail. Crossing the fault will also impact the cost.</p>	<p>TBD</p> <p>Note: Unless tunnel can be bored under existing Courthouse, tunnel construction cannot occur until after existing Courthouse is demolished.</p>
<p>2. Phasing</p> <ul style="list-style-type: none"> <li>- Existing State Office Building on site.</li> </ul>	<p>Medium</p> <p>Existing State Office Building on site must first be demolished to make room for new Courthouse, and the services housed in that building must be relocated.</p>	<p>TBD</p>	<p>TBD</p>
<p>3. Site Constraints</p> <ul style="list-style-type: none"> <li>- No direct connection to Hall of Justice possible.</li> <li>- Site potentially impacted by seismic fault, requiring building setback from property line and potential increase in structural requirements</li> </ul>	<p>High</p> <p>Fault could affect building placement on site, as well as building footprint profile.</p>	<p>TBD</p> <p>Structural system would need to be more sophisticated to deal with extreme proximity of fault.</p>	<p>TBD</p> <p>More sophisticated structural system designed for extreme proximity of fault would require more time to build.</p>
<p>4. Miscellaneous</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>



## Items for Consideration of Scheme 5

Issue	Importance	Cost Impact	Schedule Impact
<p>1. Tunnel to Jail</p> <ul style="list-style-type: none"> <li>- Approx. length: 200' (crosses 1 street)</li> <li>- Depth: Bottom of tunnel @ -25'</li> <li>- Finished dims: 8' wide x 10 high, w/ 2' utility space in ceiling.</li> <li>- Tunnel path does not cross seismic fault.</li> </ul> <p>Note: Tunnel cost may be shared by the Courts with other entities, and should be broken out as a separate line item.</p>	<p>High.</p> <p>Building link to jail for prisoner transfer will negate sheriff's need to bus prisoners directly to new Courthouse and reduce capacity requirement of Courthouse holding facility.</p>	<p>TBD</p> <p>Construction of tunnel will be difficult, with existing utilities, temporary street closures for construction and creating a workable connection to existing jail. Crossing the fault will also impact the cost.</p>	<p>TBD</p> <p>Note: Unless tunnel can be bored under existing Courthouse, tunnel construction cannot occur until after existing Courthouse is demolished.</p>
<p>2. Phasing</p> <ul style="list-style-type: none"> <li>- Existing Golden Hall on site.</li> <li>- Land swap with city (owner of Golden Hall) required.</li> </ul>	<p>Medium</p> <p>Existing Golden Hall on site must first be demolished to make room for new Courthouse.</p>	<p>TBD</p>	<p>TBD</p>
<p>3. Site Constraints</p> <ul style="list-style-type: none"> <li>- New Courthouse design must integrate with existing elements of old civic center.</li> <li>- New Civic Center plaza on east edge of Courthouse should be built as part of new Courthouse entry.</li> <li>- Existing City Hall building is in close proximity and could affect the siting of the new Courthouse.</li> </ul>	<p>Medium</p>	<p>TBD</p>	<p>TBD</p>
<p>4. Miscellaneous</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>

### A Note on the Tunnel to the Jail

The tunnel to the jail is not part of the scope of the current project. However, the project team considered it an important element to include in the general scheme comparison study. For all five schemes, a tunnel to the central jail provides many advantages to the overall function of the new courthouse. The distance to the jail is a serious consideration when evaluating each potential project site.

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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 5  
COST, PROJECT DELIVERY AND  
SCHEDULE CONSIDERATIONS**

### Cost Estimates: Original Master Plan vs. Study Phase Concept Plan

The principal differences between the current study phase assumptions and the original master plan issued by the Omni Group (discussed in Chapter 1) that effect the construction costs are:

1. All courtrooms will be fully constructed with 71 judicial officers assigned to the central courthouse at the time the building is occupied (see footnote 1);
2. Courtrooms will be either standard size for trials, or large for special proceedings (see footnote 3); all courtrooms will either have adjacent in-custody holding or be planned for this to be constructed in a future project (see footnote 4);
3. Court administration space has decreased by 33%, relative to the original master plan;
4. The amount of secured underground parking (quantity of spaces and area) has decreased by half;
5. The building gross area has increased by 0.6%;
6. The duration of construction has been increased by four months to reflect site constraints and the project complexity; however, the scheduled start of construction has been delayed 26 months to reflect funding constraints;
7. The estimated construction cost (in current dollars) has increased by 23% (see footnotes 11 and 12) reflecting the larger building, larger amount of courtset and holding space, and the study team's understanding of the cost involved with court construction today; and
8. The estimated total construction cost (escalated to mid-point of construction) has increased by 34% reflecting higher annual escalation and the longer construction duration. (Please note that a 4% annual escalation, a 12 month delay in start of construction for this project would be estimated to incur a \$11.7 million decrease in purchasing power .

### Side-by-Side Comparison:

#### Original Master Plan and Study Phase Concept Plan

The table on the following pages reflects the adjustments to the project scope, building area and construction costs resulting from program changes the AOC and the court agreed to during the course of the study phase:

Program element	Master Plan	Study assumptions
<b>Judicial positions</b>	Total @ 2012 = 74 (occupancy) Total @ 2022 = 80	Total @ 2012 = 71 <sup>1</sup> Total @ 2022 = 71
<b>Courtrooms - quantity</b>	Replace 69 existing courtrooms in central district  69 at occupancy 2009  11 future build out, or constructed as “shelled space” 80 @ 2022 <sup>2</sup>  8 courtrooms per floor	Replace 69 existing courtrooms in central district  71 completed at occupancy 2012 <sup>1</sup>  4-6 courtroom per floor
<b>Courtrooms – sizes / types</b>	45 – 1600 sf; with custody holding 35 – 1300 sf w/o custody holding	67 – 1600 sf <sup>3</sup> 48 with custody holding 19 w/o custody holding <sup>4</sup> 4 – 2500 sf – high volume, arraignment, special proceedings
<b>Headcount (total occupants)</b>	701 <sup>5</sup>	810 <sup>6</sup>
<b>Numbers of stories</b>	16-18 above grade 3 levels below grade	17 above grade 2 levels below grade
<b>Courtset &amp; chambers (cgsf)</b>	292,000 cgsf	265,500 cgsf $\Delta = -26,500$ sf or 9% decrease
<b>Court Occupancy – all departments (cgsf)</b>	167,000 cgsf	112,000 cgsf <sup>7</sup> $\Delta = -55,000$ sf or 33% decrease
<b>Central Holding</b>	8,000 cgsf assumed direct tunnel connection to main jail	20,000 cgsf $\Delta = + 12,000$ sf or + 250% increase (without tunnel)
<b>Total (cgsf)</b>	467,000 cgsf <sup>8</sup> (1.33 grossing factor)	536,000 cgsf <sup>9</sup> (1.40 grossing factor)
<b>Total building above grade (bgsf)</b>	621,000 bgsf	655,925 bgsf
<b>Mechanical</b>	not called out specifically, part of building gross	40,000 gsf



Program element	Master Plan	Study assumptions
<b>Parking</b>	79,500 gsf (212 cars – two levels)	48,000 gsf (112 cars – one level)
<b>Total Building<sup>10</sup> Gross Sq Ft</b>	700,500 bgsf	703,925 bgsf $\Delta = + 3,925$ sf or 0.6%
<b>Estimated total construction cost – May 2005</b>	\$193,355,000 <sup>11</sup>  \$276 / sf	\$261,014,000 <sup>12</sup>  \$371 / sf $\Delta = + \$95$ / sf or 34%
<b>Schedule</b>  <b>Const. Start</b> <b>Mid Pt Const.</b> <b>Occupancy</b>	1/1/07 1/1/08 1/1/09	10/23/09 <sup>13</sup> 12/23/10 3/23/12 $\Delta = + 27$ months
<b>Estimated total construction cost<sup>14</sup> @ mid pt of construction</b>	\$218,471,000 <sup>15</sup>	\$330,620,000 <sup>16</sup> $\Delta = + \$112,149,000$ or 51.3%

#### Footnotes:

<sup>1</sup> Omni-Group master plan indicated 80 JPE per judicial workload calculations for new central court building in 2022 – i.e. (the central district not including Hall of Justice or Kearny Mesa).

<sup>2</sup> Table 1.1 in Master Plan Vol. One indicates capital improvement plan phase one completed by 2012 to include 80 court sets.

<sup>3</sup> Consistent with proposed revisions to Trial Court Design standards.

<sup>4</sup> Space reserved between pairs of courtrooms for future holding, prisoner elevator core runs through, holding cells may not be constructed in this project pending further study in schematic design phase.

<sup>5</sup> Quantity from Omni-Group, not explicit in master plan report for new central courthouse alone; headcount does not include sheriff's staff in court building.

<sup>6</sup> Headcount does not include sheriff's staff in court building.

<sup>7</sup> Includes universal sized courtrooms and space on three courtroom floors for holding per footnote above.

<sup>8</sup> Does not include main mechanical floor.

<sup>9</sup> Building services (including a mechanical floor), main lobby w/ security, loading, mail, storage, and shared support spaces: break rooms, shared conference rooms, children's waiting

<sup>10</sup> Including parking.

### Footnotes:

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<sup>11</sup> 2004 COBCP – at January 2005 based on Master plan sq ft conceptual estimates, includes owners contingency, does not include furniture, county agency buy outs, demolition of existing court building, redevelopment of existing site, or land acquisition costs (estimated in master plan at \$12 million).

<sup>12</sup> Study phase (5/16/05) estimate – at May 2005, based on prototypical scheme, includes owners contingency, design contingency, without escalation, county agency buy outs, demolition of existing court building, redevelopment of existing site, and without land acquisition costs (see page 5.11).

<sup>13</sup> Reflects delay in request funding to FY 2006-07 for next project phase, and 28 month construction period vs. 24 months in master plan.

<sup>14</sup> Construction cost includes owners contingency, design contingency, escalation, county agency buy-outs, redevelopment of existing site; not included are: land acquisition costs, demolition of existing court building, costs for design and construction consultants fees, furniture, or moveable equipment.

<sup>15</sup> Escalation of 4% per year after June 2005;

<sup>16</sup> Escalation of 6% per year to March 2010 and 4% per year thereafter

cgsf = component gross square feet

bgsf = building gross square feet

### Study Phase Cost Estimate

The following is a detailed, preliminary cost estimate prepared by Davis Langdon, an estimating firm in Los Angeles. This final version of the estimate was completed on September 9th, 2005.

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Basis of Cost Plan	5.7
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Subterranean Parking Level 2 Elemental Summary	5.14
Sitework Level 2 Elemental Summary	5.15

### ***BASIS OF COST PLAN***

<u>Cost Plan Prepared From</u>	<u>Dated</u>	<u>Received</u>
Drawings issued for		
Draft Architectural 3D Renderings for Scheme 1, 2, 3, 4 and 5	01/11/05	01/17/05
Draft Program Areas provided by Skidmore Owings Merrill dated February 28, 2005		
Draft area calculations for the existing Central Courthouse, Golden Hall and State Building		
List of Fixtures and Furnishings for Court Facilities dated 13 December 2004 by OCCM		
Discussions with the Project Architect and Engineers		

### Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of October 2009

A construction period of 28 months

A completion date of March 2012

The general contract will be competitively bid with qualified general contractors / CM and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal construction hours



## ***INCLUSIONS***

The project consists of a new superior courthouse in downtown San Diego encompassing approximately 703,925 gross square feet of space to serve the Court's current and future space and functional requirements. It also includes underground parking for up to 112 cars with a gross floor area of 40,000 sf, an 8,000 sf loading dock area, and associated sitework. The site occupies an entire city block in the following locations:

Scheme 1\* - bounded by State & Union Streets and B & C Streets.

\* Note that for pricing purposes, Scheme 1 is considered the prototypical scheme whose cost parameters generally apply to all master plan schemes. For a direct cost comparison of all five master plan schemes that was completed earlier during the study phase, see Appendix.

The program includes 67 standard trial and 5 large / special courtrooms, judges chambers, court support functions, administrative offices, sheriff and general service/ building supports.

The Cost Plan is presented based on scheme 1 with a separate estimate for subterranean parking. The costs for the new building and subterranean parking are included at an elemental summary level. Sitework - building related includes sitework within the project property line, it is included at a detailed level. Sitework - project related includes sitework outside of the property line, it is included at detailed level (refer to overall summary).

The cost plan is prepared based on preliminary program area and on the assumption of a CM at risk procurement method. The building costs are generated based on cost per square foot factors for comparable court and office construction, regionalized for the San Diego construction market. Site preparation and development costs reflect allowances for demolition, paving, general landscaping, irrigation and utilities. No cost related to land acquisition / swapping is included in this cost plan.

Allowances for project related costs such as movable equipment, data/ communications/ audio-visual/ information technology. These allowances are derived by the application of the percentage factor (refer to overall summary) to estimated construction costs.

All costs provided are presented at current (2005) pricing levels with a separate allowance for escalation up to midpoint of construction (January 2011) calculated at 6% per year for the first year and 4% per year thereafter.

## ***INCLUSIONS***

The Cost Plan is based on the following conditions:

### Scheme 1

The cost plan is based on 6 courtrooms / floor scheme with two (2) level basement, five (5) support floors, fourteen (14) court floors and a penthouse. It includes demolition of existing surface parking and one story building structure, site preparation and development.

### Associated sitework - project related

Sitework - project related costs include costs associated with tunnel connection to the existing Jail, pedestrian tunnel to the existing Hall of Justice.

## ***BIDDING PROCESS - MARKET CONDITIONS***

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgement as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

***EXCLUSIONS***

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection or construction management fees

Architectural and design fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Cost escalation beyond a start date of October 2009

Hazardous material handling, disposal and abatement

CM's preconstruction services

Non-standard reimbursables

Demolition of existing Central Courthouse

Site utilities relocations

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Tunnel related costs

Development of existing Central Courthouse site

**OVERALL SUMMARY****Scheme 1**

		<b>Gross Area:</b>	<b>703,925 SF</b>	
			\$/SF	\$x1,000
Building			318.77	224,393
Subterranean Parking			6.52	4,592
Sitework				3,398
<b>TOTAL BUILDING &amp; SITE</b>			<b>330.13</b>	<b>232,384</b>
General Conditions	8.00%		26.41	18,591
Contractor's Overhead & Profit or Fee	4.00%		14.26	10,039
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2005</b>	<b>370.80</b>	<b>261,014</b>
Escalation to Midpoint (December 2010)	26.67%		98.88	69,606
<b>RECOMMENDED BUDGET(Construction Costs)</b>		<b>October 2009</b>	<b>469.68</b>	<b>330,620</b>
Additional Costs - Project Related				
Fixtures & Fixed Equipment (5%)				
Modular Workstations	3.15%			10,407
Freestanding Furniture & Equipment	1.34%			4,418
Signage and Graphics	0.32%			1,065
Miscellaneous Furnishings	0.16%			533
Data / Communications / Audio-visual	1.50%			4,959
<b>RECOMMENDED BUDGET</b>			<b>500.06</b>	<b>352,003</b>
Sitework - Project Related				
Tunnel to Existing Jail				2,911
Tunnel to Existing Hall of Justice				558
<b>TOTAL SITEWORK- PROJECT RELATED</b>				<b>3,469</b>

*Please refer to the Inclusions and Exclusions sections of this report*



**AREAS & CONTROL QUANTITIES****Areas**

	SF	SF	SF
Enclosed Areas			
Courtrooms	289,956		
Judicial Chamber Suites	76,477		
Legal Services	4,929		
Judicial Services	2,165		
Court Reporters	1,852		
Criminal Court Business Office	25,610		
Criminal Court Clerk	11,019		
Pretrial Services	2,554		
Family Court Operations	11,722		
Family Court Services	9,221		
Family Court Law Facilitators	6,232		
Probate	6,032		
Family Domestic Violence	2,088		
Jury Services	17,969		
Executive Office	3,159		
Central Operations Administration	2,674		
Information Technology	3,236		
Administrative Services	19,753		
Personnel and Payroll	7,431		
Evaluation and Planning	4,851		
Central Archival Records	9,090		
Appeals	3,841		
Sheriff	27,935		
Grand Jury	2,450		
General Service / Building Support	80,366		
Shared Court Support	12,962		
Food Concession / Dining	10,350		
SUBTOTAL, Enclosed Area		655,925	
Subterranean Parking garage		40,000	
Loading Dock Area		8,000	

**TOTAL PROJECT GROSS SQUARE FEET****703,925**

**BUILDING LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 655,925 SF**

		\$/SF	\$x1,000
A	11 Foundations	7.68	5,040
A	12 Basement Construction	5.33	3,494
A	21 Superstructure	92.57	60,719
		105.58	69,254
B	11 Exterior Walls	18.93	12,417
B	12 Exterior Glazing & Doors	23.33	15,302
B	13 Roofing	1.54	1,008
		43.80	28,727
C	11 Partitions, Doors, Specialties	28.61	18,766
C	12 Raised Access Floors	9.73	6,380
C	13 Interior Finishes	28.42	18,642
		66.76	43,788
D	11 Conveying Systems	5.04	3,306
D	21 Plumbing	6.16	4,040
D	22 HVAC	32.48	21,304
D	31 Fire Protection / Alarm	4.48	2,939
D	41 Electrical Service, Distribution & Emergency Power	7.84	5,142
D	42 Lighting & Branch Wiring	14.56	9,550
D	43 Communications, Security, AV and Information Technology	16.02	10,509
		86.58	56,791
E	11 Equipment & Furnishings	39.39	25,834
		39.39	25,834
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.00	0
		0.00	0
G	11 Sitework - Building Related	0.00	0
G	12 Other Sitework - Project Related	0.00	0
		0.00	0
<b>TOTAL BUILDING &amp; SITE (A-G)</b>		<b>342.10</b>	<b>224,393</b>
	General Conditions	8.00%	27.37
	Contractor's Overhead & Profit or Fee	4.00%	14.78
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2005</b>	<b>384.25</b>
	Escalation to Midpoint (December 2010)	26.67%	102.47
<b>RECOMMENDED BUDGET</b>		<b>October 2009</b>	<b>486.72</b>
			<b>319,251</b>

***SUBTERRANEAN PARKING LEVEL 2 SUMMARY*****Gross Area: 48,000 SF**

		\$/SF	\$x1,000
A	11 Foundations	23.33	1,120
A	12 Basement Construction	42.00	2,016
A	21 Superstructure	0.70	34
		66.03	3,170
B	11 Exterior Walls	0.00	0
B	12 Exterior Glazing & Doors	0.58	28
B	13 Roofing	2.97	142
		3.55	170
C	11 Partitions, Doors, Specialties	1.87	90
C	12 Raised Access Floors	0.00	0
C	13 Interior Finishes	1.87	90
		3.73	179
D	11 Conveying Systems	2.33	112
D	21 Plumbing	1.63	78
D	22 HVAC	4.67	224
D	31 Fire Protection / Alarm	0.93	45
D	41 Electrical Service, Distribution & Emergency Power	0.00	0
D	42 Lighting & Branch Wiring	2.52	121
D	43 Communications, Security, AV and Information Technology	7.93	381
		20.02	961
E	11 Equipment & Furnishings	2.33	112
		2.33	112
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.00	0
		0.00	0
G	11 Sitework - Building Related	0.00	0
G	12 Other Sitework - Project Related	0.00	0
		0.00	0
<b><i>TOTAL BUILDING &amp; SITE (A-G)</i></b>		<b>95.67</b>	<b>4,592</b>
	General Conditions	8.00%	7.65 367
	Contractor's Overhead & Profit or Fee	4.00%	4.13 198
<b><i>PLANNED CONSTRUCTION COST</i></b>		<b><i>May 2005</i></b>	<b>107.44 5,157</b>
	Escalation to Midpoint (December 2010)	26.67%	28.65 1,375
<b><i>RECOMMENDED BUDGET</i></b>		<b><i>October 2009</i></b>	<b>136.09 6,532</b>

**SITework LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 655,925 SF**

		\$/SF	\$x1,000
A	11 Foundations	0.00	0
A	12 Basement Construction	0.00	0
A	21 Superstructure	0.00	0
		0.00	0
B	11 Exterior Walls	0.00	0
B	12 Exterior Glazing & Doors	0.00	0
B	13 Roofing	0.00	0
		0.00	0
C	11 Partitions, Doors, Specialties	0.00	0
C	12 Raised Access Floors	0.00	0
C	13 Interior Finishes	0.00	0
		0.00	0
D	11 Conveying Systems	0.00	0
D	21 Plumbing	0.00	0
D	22 HVAC	0.00	0
D	31 Fire Protection / Alarm	0.00	0
D	41 Electrical Service, Distribution & Emergency Power	0.00	0
D	42 Lighting & Branch Wiring	0.00	0
D	43 Communications, Security, AV and Information Technology	0.00	0
		0.00	0
E	11 Equipment & Furnishings	0.00	0
		0.00	0
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.66	434
		0.66	434
G	11 Sitework - Building Related	4.52	2,964
G	12 Other Sitework - Project Related	0.00	0
		4.52	2,964
<b>TOTAL BUILDING &amp; SITE (A-G)</b>		<b>5.18</b>	<b>3,398</b>
	General Conditions	8.00%	0.41 272
	Contractor's Overhead & Profit or Fee	4.00%	0.22 147
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2005</b>	<b>5.82 3,817</b>
	Escalation to Midpoint (December 2010)	26.67%	1.55 1,018
<b>RECOMMENDED BUDGET</b>		<b>October 2009</b>	<b>7.37 4,835</b>



<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	58,600	SF	1.68	98,448
Demolish existing one-story building	1	LS	336,000.00	336,000
				<b>434,448</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation and demolition				
Site clearing	58,600	SF	1.12	65,632
Rough grading	58,600	SF	1.12	65,632
Site overexcavation and recompaction	6,393	CY	11.20	71,602
Site improvements and landscaping				
Allow for site improvement	58,600	SF	35.84	2,100,224
Off-site improvements				
Street improvement along State Street - Union Street / B and C Street	11,880	SF	28.00	332,640
Site utilities				
Allow for site utilities	58,600	SF	5.60	328,160
				<b>2,963,890</b>

## AOC Cost Summary Template, page 1:



Administrative Office of the Courts  
Office of Court Construction and Management

**Project Name: San Diego County - New Central Courthouse**

Location:	San Diego Co.	Date Estimated:	May 16, 2005
Project ID:	91-37-001	Prepared by:	Davis Langdon
Site - Building ID:	37 - K - 1	Est. / Proj. CCCI	
AOC Proj. Mgr.	Clifford Ham	Construction Start:	October 2009
		Construction End:	March 2012

**Project Description**

The San Diego New Central Courthouse consolidates existing court functions in downtown San Diego into a single, state-of-the-art building that also provides for future growth of the courts. There are five possible sites downtown for the new courthouse of 17 stories above grade, 2 below, 71 courtrooms (6 courts per floor, typically), 112 car secure garage; 373,249 cgsf; 703,925 bgsf.

Cost Estimate	Quantity	Unit Cost	Cost
<b>Construction Costs</b>			
Site Development			
Demolition & Utility removal	58,600 SF	12.22	\$716,000
Drainage, Lighting, Landscaping, Walkways, etc.	58,600 SF	52.92	\$3,101,000
Below Grade Parking	48,000 SF	107.45	\$5,158,000
New Construction (___GSF) <sup>4</sup>			
General Office:	157,879 SF	340.73	\$53,794,000
Court & Security:	394,368 SF	412.40	\$162,637,000
Support:	103,678 SF	343.44	\$35,607,000
<b>Construction Cost Subtotal</b>			<b>\$261,013,000</b>
Fixtures & Fixed Equipment			
Modular Workstations <sup>1</sup>			\$8,216,000
Freestanding Furniture & Equipment <sup>2</sup>			\$3,488,000
Data / Communications / Audio-visual			\$3,915,000
Signage and Graphics			\$841,000
Miscellaneous Furnishings <sup>3</sup>			\$420,000
<b>Misc. Construction Cost Subtotal</b>			<b>\$16,880,000</b>
<b>Estimated Total Current Construction Costs</b>			<b>\$277,893,000</b>

**Footnotes**

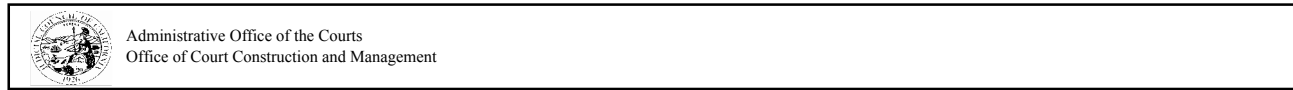
<sup>1</sup> Includes installation and detail/installation drawings

<sup>2</sup> Equipment such as lockers, shelving, high density files, package screening, audio/video, and seating

<sup>3</sup> Site furnishings; misc. office furnishing; window coverings; fire extinguishers; clocks; trash receptacles

<sup>4</sup> Data and Telecom structured cabling included with Construction Cost.

## AOC Cost Summary Template, page 2 (compressed):

**Project Name: San Diego County - New Central Courthouse**

Location: San Diego Co.  
 Project ID: 91-37-001  
 Site - Building ID: 37 - K - 1  
 AOC Proj. Mgr. Clifford Ham

Date Estimated: May 16, 2005  
 Prepared by: Davis Langdon  
 Est. / Proj. CCCI  
 Construction Start: October 2009  
 Construction End: March 2012

Estimated Project Costs by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
<b>Construction Costs</b>						
Construction Costs (see prior page for detail)					277,893	277,893
Adjust CCCI						-
Escalation to Start of Construction						-
Escalation to Midpoint						74,109
Contingency						-
<b>Total Estimated Construction Costs</b>	-	-	-	-	277,893	352,002

## Project Delivery Method

Pending a final determination by the AOC, the San Diego new central courthouse is assumed to be the “construction manager at risk” method of project delivery. Under this method, a construction manager (CM) assumes financial responsibility for the construction of the project. The CM presents a guaranteed maximum price (GMP) to the owner, which the owner can accept, decline, or negotiate. Once the owner accepts the CM’s GMP proposal, the owner and CM sign a contract, after which the CM is bound to provide the labor and materials by his or her own means or by enlisting specialty subcontractors, and to deliver the project at or under the agreed GMP, typically within a specific schedule time frame. The contract may contain certain conditions stipulating penalties assessed to the CM in the event the CM does not deliver the project within the determined schedule time frame, and if the actual project construction costs exceed the GMP, the CM is responsible for the excess amount.

## Project Delivery Schedule

Schedule summary shown on the following page.

Administrative Office of the Courts Office of Court Construction and Management		San Diego New Central Courthouse Development Schedule		(contingent on funding, and assuming earliest construction start date)										May 2005	
ID	Task Name	Start	Finish	2005	2006	2007	2008	2009	2010	2011	2012				
1	Study & Programming Phase	10/25/04	6/24/05	Q3Q4Q1Q2Q3Q4Q1Q2Q3Q4Q1Q2Q3Q4Q1Q2Q3Q4Q1Q2Q3Q4Q1											2
11	Real Estate & Development Planning	10/25/04	7/18/05												
18	Court facilities transfer	12/1/04	11/18/05												
63	Judicial Council action on transfer & dev'lpmt	10/28/05	12/2/05												
66	Site Selection & CEQA	9/1/05	2/13/07												
76															
77	Statewide Bond - Court Constr & Improvem't	11/7/06	11/7/06												
78															
79	Preliminary Plans (Schematics & Design Development)	1/3/07	7/15/08												
87	Working Drawings and Bidding	6/30/08	10/23/09												
95	Building Construction & Occupancy	10/23/09	6/20/12												



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**SAN DIEGO  
NEW CENTRAL COURTHOUSE  
STUDY PHASE REPORT  
CHAPTER 6: APPENDIX**

<b>Section</b>	<b>Page</b>
<b>Letter from CCDC to the AOC</b>	<b>6.2</b>
<b>Preliminary Cost Estimate, Five Site Options</b>	<b>6.4</b>
<b>Master Plan Phasing Images, Five Site Options</b>	<b>6.25</b>
<b>Community Advisory Group Meeting Minutes</b>	<b>6.44</b>
<b>Downtown San Diego Fault Map</b>	<b>6.51</b>
<b>Additional Budget Inclusion Data</b>	<b>6.52</b>

## Letter to the AOC from the Centre City Development Corporation, San Diego



**Centre City  
Development  
Corporation**



August 10, 2005

Mr. Clifford Ham  
Judicial Council of California  
Administrative Office of the Courts  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

RE: San Diego County Courts

Dear Clifford:

Thank you for your letter of May 12, 2005. I'm pleased to hear the meeting with County Supervisor Cox was informative. CCDC is committed to working with you and the Administrative Office of the Courts (AOC) to coordinate the planning and urban design of the vicinity around the existing County Courts facilities. We all agree this strategically located area will dramatically benefit from collaborative efforts to improve its function and appearance. The following are the key objectives for subsequent efforts as I currently see them:

- **Civic Park/Plaza:** Consistent with earlier studies and the Draft Community Plan, we must identify, purchase and preserve a full-block parcel to become a park or plaza, to service the adjacent businesses, visitors and downtown residents in this high-density district. Public parking under this plaza would be beneficial considering fault or other constraints. However, it is premature to commit to how the parking will be operated, who will maintain the park (CCDC cannot according to redevelopment law), or how the plaza site will be acquired or conveyed.
- **Public Parking:** We must collaborate to identify other public parking resources or sites, should parking under the plaza prove unfeasible.
- **Compatibility to adjacent development, adopted plans, and streetscape standards:** It is crucial to support adjacent developments, including the proposed Federal Courthouse, and reinforce pedestrian linkages and streetscape continuity in this district. This might include enhanced sidewalk dimensions on certain county properties to improve the pedestrian environment.

- **RFP Assistance:** CCDC has valuable experience soliciting and selecting development partners for complex public/private projects in downtown San Diego, but cannot pledge to sponsor or staff a specific request at this time. We are eager to exchange ideas and further discuss possible collaboration.

It is essential to state that although I personally believe the benefits of this collaborative effort make sense, all agreements with CCDC are contingent upon the approval of the full Board, especially when Agency funds are involved. Please realize there are CCDC process requirements that pertain to many of the definitive commitments you requested. CCDC staff and I are committed to working with you and your team to advance a well-coordinated effort for the best possible results.

Sincerely,

A handwritten signature in black ink, appearing to be "Hal Sadler", written over a horizontal line.

Hal Sadler  
Chair  
CCDC Board of Directors

CC: Peter Hall  
Janice Weinrick  
Garry Papers  
Alexandra Elias

## **Preliminary Cost Estimate, Five Site Options Compared**

(Note: This estimate was prepared in January 2005, and does not reflect changes made by the Study Phase team to delivery method, escalation, design schemes, or project schedule between January and May 2005.)

**PRELIMINARY  
COST PLAN**

**for**

**San Diego New Central Courthouse  
Administrative Office of the Courts  
San Diego, California**

# **DAVIS LANGDON**

January 25, 2005



## ***CONTENTS***

Basis of Cost Plan  
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***BASIS OF COST PLAN***

<u>Cost Plan Prepared From</u>	<u>Dated</u>	<u>Received</u>
Drawings issued for Architectural 3D Renderings for Scheme 1, 2, 3, 4 and 5	01/11/05	01/17/05
Draft Program Areas provided by Skidmore Owings Merrill dated January 19, 2005		
Area calculations for the existing Central Courthouse, Golden Hall and State Building		
Discussions with the Project Architect and Engineers		

**Conditions of Construction**

The pricing is based on the following general conditions of construction

A start date of October 2007

A construction period of 28 months

The general contract will be competitively bid with qualified general and main

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal construction hours

## ***INCLUSIONS***

The project consists of a new superior courthouse in downtown San Diego encompassing approximately 774,228 gross square feet of space to serve the Court's 20- year requirements through the year 2024. It also includes underground parking for up to 212 cars, associated sitework. The site occupies an entire city block in the following locations:

- Scheme 1 - bounded by State & Union Streets and B & C Streets
- Scheme 2 - bounded by Union & Front Streets and Broadway & C Streets
- Scheme 3 - bounded by State & Union Streets and A & B Streets
- Scheme 4 - bounded by Union & Front Streets and Ash & A Streets
- Scheme 5 - bounded by 1st & 2nd Avenues and B & C Streets

The program includes 67 standard trial and 5 large / special courtrooms, judges chambers, court support functions, administrative offices, sheriff and general service/ building supports.

The Cost Plan is presented based on 5 schemes with a separate estimate for subterranean parking which is typical for all schemes. The costs for the new building and subterranean parking are included at an elemental summary level. Sitework - building related includes sitework within the project property line, it is included at a detailed level. Sitework - project related includes sitework outside of the property line, it is included at detailed level (refer to overall summary).

The cost plan is prepared based on preliminary program area and on the assumption of a traditional design / bid / build procurement method. The building costs are generated based on cost per square foot factors for comparable court and office construction, regionalized for the San Diego construction market. Site preparation and development costs reflect allowances for demolition, paving, general landscaping, irrigation and utilities. No cost related to land acquisition / swapping is included in this cost plan.

All costs provided are presented at current (2005) pricing levels with a separate allowance for escalation up to midpoint of construction (December 2008) calculated at 6% per year for the first year and 4% per year thereafter.

---

## ***INCLUSIONS***

The Cost Plan varies between different schemes based on the following conditions:

### Scheme 1

The cost plan is based on 6 courtrooms / floor scheme. It includes demolition of existing surface parking and one story building structure, site preparation and development.

### Scheme 2

The cost plan is based on 4 courtrooms / floor scheme. The proposed location for this scheme will be on the location of the existing Central Courthouse. The cost includes the required partial demolition, underpinning and modification of the ground floor entry of the existing Central Courthouse, site preparation and development.

### Scheme 3

The cost plan is based on 6 courtrooms / floor scheme. It includes demolition of existing surface parking and one story building structure, site preparation and development. The building path will cross a seismic fault, therefore a premium for a higher structural requirement is included in the cost plan.

### Scheme 4

The cost plan is based on 6 courtrooms / floor scheme. It includes demolition of existing seven story State building structure, site preparation and development. The building will potentially be impacted by a seismic fault, therefore a premium for a higher structural requirement is included in the cost plan.

### Scheme 5

The cost plan is based on 6 courtrooms / floor scheme. It includes demolition of existing Golden Hall, construction of new civic center plaza east of new courthouse, site preparation and development.

### Associated sitework - project related



***INCLUSIONS******BIDDING PROCESS - MARKET CONDITIONS***

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgement as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

***EXCLUSIONS***

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection or construction management fees

Architectural and design fees

Scope change and post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Land and easement acquisition

Cost escalation beyond a start date of October 2007

Hazardous material handling, disposal and abatement

Demolition of existing Central Courthouse

Site utilities relocations

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Audio visual equipment

Security equipment and cabling

Food service equipment

Third party testing and commissioning

Courtroom technology system

Tunnel related costs

Construction of swing space for displaced users (scheme 2)

Development of existing Central Courthouse site

**OVERALL SUMMARY**

		<u>Scheme 1</u>		<u>Scheme 2</u>	
Gross Area:		853,328 SF		853,328 SF	
		\$/SF	\$x1,000	\$/SF	\$x1,000
I.	Building	255.68	218,181	263.92	225,213
II.	Subterranean Parking	10.41	8,886	10.41	8,886
III.	Sitework				
	Building Elements Demolition	0.45	388	2.05	1,751
	Sitework - Building Related	3.17	2,701	3.62	3,086
<b>TOTAL BUILDING &amp; SITE</b>		<b>269.72</b>	<b>230,156</b>	<b>280.01</b>	<b>238,937</b>
	General Conditions	8.00%	21.58	22.40	19,115
	Contractor's Overhead & Profit or Fee	4.00%	11.65	12.10	10,322
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>302.94</b>	<b>314.50</b>	<b>268,374</b>
	Contingency for Development of Design	12.00%	36.35	37.74	32,205
	Escalation to Midpoint (December 2008)	18.54%	62.89	65.29	55,716
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>402.19</b>	<b>417.54</b>	<b>356,295</b>
	Sitework - Project Related				
	Tunnel to Existing Jail		2,724		2,818
	Tunnel to Existing Hall of Justice		522		522
	Improvement to Existing Central Courthouse Site		9,171		6,733
	Construction of Swing Space - Core and Shell		0		21,711
	Construction of Swing Space - Tenant Improvement		0		10,177
<b>TOTAL SITEWORK- PROJECT RELATED</b>			<b>12,417</b>		<b>41,961</b>
<b>TOTAL CONSTRUCTION COST</b>		<b>October 2007</b>	<b>416.74</b>	<b>466.71</b>	<b>398,256</b>

Please refer to the Inclusions and Exclusions sections of this report

## Note:

- The gross area shown above includes gross floor area of building and parking.
- The sitework - project related costs include mark-ups (8% general conditions, 4% OH & Fee, 12% design contingency and 18.54% cost escalation).

		<u>Scheme 3</u>		<u>Scheme 4</u>		<u>Scheme 5</u>			
	Gross Area:	853,328 SF		853,328 SF		853,328 SF			
		\$/SF	\$x1,000	\$/SF	\$x1,000	\$/SF	\$x1,000		
I.	Building	251.63	214,720	262.12	223,675	255.33	217,876		
II.	Subterranean Parking	10.41	8,886	10.41	8,886	10.41	8,886		
III.	Sitework								
	Building Elements Demolition	0.46	390	2.84	2,424	4.86	4,146		
	Sitework - Building Related	3.23	2,756	3.07	2,618	3.84	3,275		
<b>TOTAL BUILDING &amp; SITE</b>		<b>265.73</b>	<b>226,752</b>	<b>278.44</b>	<b>237,603</b>	<b>274.43</b>	<b>234,183</b>		
	General Conditions	8.00%	21.26	18,140	22.28	19,008	21.96	18,735	
	Contractor's Overhead & Profit or Fee	4.00%	11.48	9,796	12.03	10,264	11.86	10,117	
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>298.46</b>	<b>254,688</b>	<b>312.75</b>	<b>266,875</b>	<b>308.25</b>	<b>263,035</b>	
	Contingency for Development of Design	12.00%	35.82	30,563	37.53	32,025	36.99	31,564	
	Escalation to Midpoint (December 2008)	18.54%	61.96	52,875	64.93	55,405	63.99	54,607	
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>396.24</b>	<b>338,126</b>	<b>415.20</b>	<b>354,305</b>	<b>409.23</b>	<b>349,206</b>	
	Sitework - Project Related								
	Tunnel to Existing Jail		3,072		3,941		1,103		
	Tunnel to Existing Hall of Justice		0		0		0		
	Improvement to Existing Central Courthouse Site		9,171		9,171		9,171		
	Construction of Swing Space - Core and Shell		0		0		0		
	Construction of Swing Space - Tenant Improvement		0		0		0		
<b>TOTAL SITEWORK- PROJECT RELATED</b>			<b>12,242</b>		<b>13,112</b>		<b>10,274</b>		
<b>TOTAL CONSTRUCTION COST</b>			<b>October 2007</b>	<b>410.59</b>	<b>350,368</b>	<b>430.57</b>	<b>367,416</b>	<b>421.27</b>	<b>359,480</b>

Please refer to the Inclusions and Exclusions sections of this report

Note:

- The gross area shown above includes gross floor area of building and site.
- The sitework - project related costs include mark-ups (8% general conditions, 4% OH & Fee, 12% design contingency and 18.54% cost escalation).

**AREAS & CONTROL QUANTITIES****Areas**

	SF	SF	SF
Enclosed Areas			
Courtrooms	318,709		
Judicial Chamber Suites	126,260		
Legal Services	18,185		
Court Reporters	1,785		
Criminal Court Business Office	24,682		
Criminal Court Clerk	4,122		
Pretrial Services	2,462		
Family Court Operations	10,744		
Family Court Services	8,576		
Family Court Law Facilitators	6,006		
Probate	5,813		
Family Domestic Violence	2,012		
Jury Services	12,118		
Executive Office	3,161		
Central Operations Administration	2,677		
Information Technology	9,641		
Administrative Services	19,043		
Personnel and Payroll	7,002		
Evaluation and Planning	7,324		
Central Archival Records	13,038		
Appeals	3,701		
Sheriff	26,624		
Grand Jury	2,361		
General Service / Building Support	118,679		
Shared Court Support	19,502		
SUBTOTAL, Enclosed Area		774,228	
Covered area			
SUBTOTAL, Covered Area @ ½ Value			
<b>TOTAL GROSS FLOOR AREA</b>			774,228



**SCHEME 1 LEVEL 2 ELEMENTAL SUMMARY**

		<b>Gross Area: 774,228 SF</b>	
		<b>\$/SF</b>	<b>\$x1,000</b>
A	11 Foundations	3.87	3,000
A	12 Basement Construction	0.72	560
A	21 Superstructure	85.18	65,947
		89.78	69,507
B	11 Exterior Walls	17.36	13,440
B	12 Exterior Glazing & Doors	21.34	16,520
B	13 Roofing	1.55	1,200
		40.25	31,160
C	11 Partitions, Doors, Specialties	25.17	19,490
C	12 Access / Platforms	8.68	6,722
C	13 Interior Finishes	24.93	19,300
		58.78	45,513
D	11 Conveying Systems	4.50	3,484
D	21 Plumbing	5.50	4,258
D	22 HVAC	29.00	22,453
D	31 Fire Protection / Alarm	4.00	3,097
D	41 Electrical Service, Distribution & Emergency Power	7.00	5,420
D	42 Lighting & Branch Wiring	13.00	10,065
D	43 Communications, Security & Other Electrical Systems	8.00	6,194
		71.00	54,970
E	11 Equipment & Furnishings	22.00	17,032
		22.00	17,032
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.50	388
		0.50	388
G	11 Sitework - Building Related	3.49	2,701
G	12 Other Sitework - Project Related	0.00	0
		3.49	2,701
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>285.79</b>	<b>221,270</b>
General Conditions		8.00%	22.86
Contractor's Overhead & Profit or Fee		4.00%	12.35
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>321.01</b>
Contingency for Development of Design		12.00%	38.52
Escalation to Midpoint (December 2008)		18.54%	66.64
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>426.17</b>
			<b>329,951</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	58,600	SF	1.50	87,900
Demolish existing one-story building	1	LS	300,000.00	300,000
				<b>387,900</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation and demolition				
Site clearing	58,600	SF	1.00	58,600
Rough grading	58,600	SF	1.00	58,600
Site overexcavation and recompaction	11,852	CY	10.00	118,520
Site improvements and landscaping				
Allow for site improvement	58,600	SF	32.00	1,875,200
Off-site improvements				
Street improvement along State Street - Union Street / B and C Street	11,880	SF	25.00	297,000
Site utilities				
Allow for site utilities	58,600	SF	5.00	293,000
				<b>2,700,920</b>

**SCHEME 2 LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 774,228 SF**

		\$/SF	\$x1,000
A	11 Foundations	3.87	3,000
A	12 Basement Construction	0.72	560
A	21 Superstructure	78.40	60,700
		83.00	64,260
B	11 Exterior Walls	25.85	20,011
B	12 Exterior Glazing & Doors	29.77	23,048
B	13 Roofing	0.77	600
		56.39	43,658
C	11 Partitions, Doors, Specialties	25.24	19,542
C	12 Access / Platforms	8.75	6,777
C	13 Interior Finishes	25.00	19,353
		58.99	45,672
D	11 Conveying Systems	4.00	3,097
D	21 Plumbing	5.50	4,258
D	22 HVAC	29.00	22,453
D	31 Fire Protection / Alarm	4.00	3,097
D	41 Electrical Service, Distribution & Emergency Power	7.00	5,420
D	42 Lighting & Branch Wiring	13.00	10,065
D	43 Communications, Security & Other Electrical Systems	8.00	6,194
		70.50	54,583
E	11 Equipment & Furnishings	22.01	17,040
		22.01	17,040
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	2.26	1,751
		2.26	1,751
G	11 Sitework - Building Related	3.99	3,086
G	12 Other Sitework - Project Related	0.00	0
		3.99	3,086
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>297.14</b>	<b>230,051</b>
	General Conditions	8.00%	23.77 18,404
	Contractor's Overhead & Profit or Fee	4.00%	12.84 9,938
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>333.74 258,393</b>
	Contingency for Development of Design	12.00%	40.05 31,007
	Escalation to Midpoint (December 2008)	18.54%	69.29 53,644
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>443.08 343,044</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	41,500	SF	1.50	62,250
Demolish portion of existing Courthouse	91,000	SF	15.00	1,365,000
Underpinning to existing Courthouse	270	LF	1,200.00	324,000
				<b>1,751,250</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation				
Site clearing	54,500	SF	1.00	54,500
Rough grading	54,500	SF	1.00	54,500
Site overexcavation and recompaction	11,852	CY	10.00	118,520
Site improvement				
Allow for site improvement	54,500	SF	32.00	1,744,000
Modification to ground floor of existing courthouse	1	LS	500,000.00	500,000
Site utilities				
Allow for site utilities	54,500	SF	5.00	272,500
Off-site improvement				
Street improvement along Front Street and Union Street / Broadway and C Street	11,400	SF	30.00	342,000
				<b>3,086,020</b>

**SCHEME 3 LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 774,228 SF**

		\$/SF	\$x1,000
A	11 Foundations	3.87	3,000
A	12 Basement Construction	0.72	560
A	21 Superstructure	81.29	62,940
		85.89	66,500
B	11 Exterior Walls	17.36	13,440
B	12 Exterior Glazing & Doors	21.34	16,520
B	13 Roofing	1.55	1,200
		40.25	31,160
C	11 Partitions, Doors, Specialties	24.88	19,261
C	12 Access / Platforms	8.66	6,703
C	13 Interior Finishes	24.65	19,086
		58.19	45,051
D	11 Conveying Systems	4.50	3,484
D	21 Plumbing	5.50	4,258
D	22 HVAC	29.00	22,453
D	31 Fire Protection / Alarm	4.00	3,097
D	41 Electrical Service, Distribution & Emergency Power	7.00	5,420
D	42 Lighting & Branch Wiring	13.00	10,065
D	43 Communications, Security & Other Electrical Systems	8.00	6,194
		71.00	54,970
E	11 Equipment & Furnishings	22.01	17,040
		22.01	17,040
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.50	390
		0.50	390
G	11 Sitework - Building Related	3.56	2,756
G	12 Other Sitework - Project Related	0.00	0
		3.56	2,756
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>281.40</b>	<b>217,866</b>
	General Conditions	8.00%	22.51
	Contractor's Overhead & Profit or Fee	4.00%	12.16
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>316.07</b>
	Contingency for Development of Design	12.00%	37.93
	Escalation to Midpoint (December 2008)	18.54%	65.62
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>419.61</b>
			<b>324,874</b>



<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	60,000	SF	1.50	90,000
Demolish existing one-story building	1	LS	300,000.00	300,000
				<b>390,000</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation				
Site clearing	60,000	SF	1.00	60,000
Rough grading	60,000	SF	1.00	60,000
Site overexcavation and recompaction	11,852	CY	10.00	118,520
Site improvement				
Allow for site improvement	60,000	SF	32.00	1,920,000
Site utilities				
Allow for site utilities	60,000	SF	5.00	300,000
Off-site improvement				
Street improvement along State Street and Union Street / A and B Street	11,880	SF	25.00	297,000
				<b>2,755,520</b>

**SCHEME 4 LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 774,228 SF**

		\$/SF	\$x1,000
A	11 Foundations	5.17	4,000
A	12 Basement Construction	0.72	560
A	21 Superstructure	90.77	70,273
		96.65	74,833
B	11 Exterior Walls	17.36	13,440
B	12 Exterior Glazing & Doors	21.34	16,520
B	13 Roofing	1.55	1,200
		40.25	31,160
C	11 Partitions, Doors, Specialties	25.24	19,542
C	12 Access / Platforms	8.75	6,777
C	13 Interior Finishes	25.00	19,353
		58.99	45,672
D	11 Conveying Systems	4.50	3,484
D	21 Plumbing	5.50	4,258
D	22 HVAC	29.00	22,453
D	31 Fire Protection / Alarm	4.00	3,097
D	41 Electrical Service, Distribution & Emergency Power	7.00	5,420
D	42 Lighting & Branch Wiring	13.00	10,065
D	43 Communications, Security & Other Electrical Systems	8.00	6,194
		71.00	54,970
E	11 Equipment & Furnishings	22.01	17,040
		22.01	17,040
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	3.13	2,424
		3.13	2,424
G	11 Sitework - Building Related	3.38	2,618
G	12 Other Sitework - Project Related	0.00	0
		3.38	2,618
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>295.41</b>	<b>228,717</b>
	General Conditions	8.00%	23.63
	Contractor's Overhead & Profit or Fee	4.00%	12.76
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>331.81</b>
	Contingency for Development of Design	12.00%	39.82
	Escalation to Midpoint (December 2008)	18.54%	68.89
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>440.51</b>
			<b>341,055</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	57,200	SF	1.50	85,800
Demolish existing 7 story State Building	116,900	SF	20.00	2,338,000
				<b>2,423,800</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation				
Site clearing	57,200	SF	1.00	57,200
Rough grading	57,200	SF	0.50	28,600
Site overexcavation and recompaction	11,852	CY	10.00	118,520
Site improvement				
Allow for site improvement	57,200	SF	32.00	1,830,400
Site utilities				
Allow for site utilities	57,200	SF	5.00	286,000
Off-site improvement				
Street improvement along Union Street and Front Street/ A and Ash Street	11,880	SF	25.00	297,000
				<b>2,617,720</b>

**SCHEME 5 LEVEL 2 ELEMENTAL SUMMARY****Gross Area: 774,228 SF**

		\$/SF	\$x1,000
A	11 Foundations	3.87	3,000
A	12 Basement Construction	0.72	560
A	21 Superstructure	80.34	62,200
		84.94	65,760
B	11 Exterior Walls	19.48	15,083
B	12 Exterior Glazing & Doors	23.45	18,152
B	13 Roofing	1.55	1,200
		44.48	34,434
C	11 Partitions, Doors, Specialties	25.24	19,542
C	12 Access / Platforms	8.75	6,777
C	13 Interior Finishes	25.00	19,353
		58.99	45,672
D	11 Conveying Systems	4.50	3,484
D	21 Plumbing	5.50	4,258
D	22 HVAC	29.00	22,453
D	31 Fire Protection / Alarm	4.00	3,097
D	41 Electrical Service, Distribution & Emergency Power	7.00	5,420
D	42 Lighting & Branch Wiring	13.00	10,065
D	43 Communications, Security & Other Electrical Systems	8.00	6,194
		71.00	54,970
E	11 Equipment & Furnishings	22.01	17,040
		22.01	17,040
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	5.35	4,146
		5.35	4,146
G	11 Sitework - Building Related	4.23	3,275
G	12 Other Sitework - Project Related	0.00	0
		4.23	3,275
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>291.00</b>	<b>225,297</b>
	General Conditions	8.00%	23.28
	Contractor's Overhead & Profit or Fee	4.00%	12.57
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>326.85</b>
	Contingency for Development of Design	12.00%	39.22
	Escalation to Midpoint (December 2008)	18.54%	67.85
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>433.92</b>
			<b>335,955</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>F12. Building demolition and abatement</u></b>				
Demolish existing paving and surfacing	61,200	SF	1.50	91,800
Demolish existing Golden Hall	202,695	SF	20.00	4,053,900
				<b>4,145,700</b>
<b><u>G11. Sitework - Building Related</u></b>				
Site preparation				
Site clearing	61,200	SF	1.00	61,200
Rough grading	61,200	SF	0.50	30,600
Site overexcavation and recompaction	11,852	CY	10.00	118,520
Site improvement				
Allow for site improvement	61,200	SF	32.00	1,958,400
Site utilities				
Allow for site utilities	61,200	SF	5.00	306,000
Off-site improvement				
Street improvement along 1st Avenue and 2nd Avenue/ B and C Street	12,000	SF	25.00	300,000
New civic center plaza (east of Central Courthouse)	1	LS	500,000.00	500,000
				<b>3,274,720</b>



**SUBTERRANEAN PARKING LEVEL 2 SUMMARY****Gross Area: 79,100 SF**

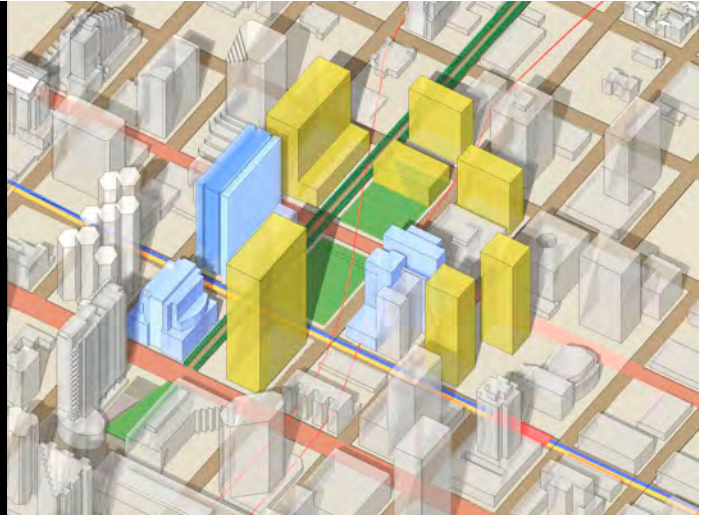
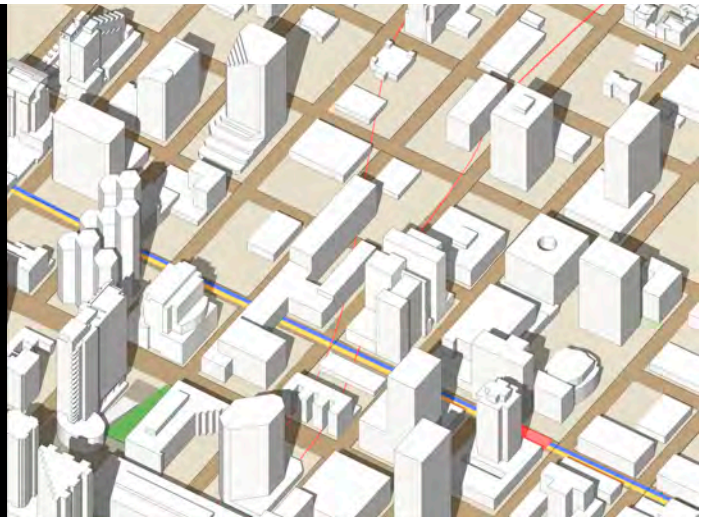
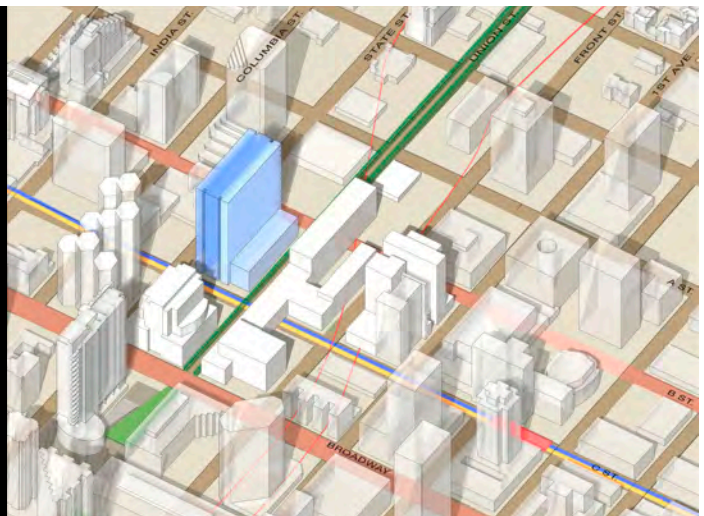
		\$/SF	\$x1,000
A	11 Foundations	12.64	1,000
A	12 Basement Construction	45.51	3,600
A	21 Superstructure	31.10	2,460
		89.25	7,060
B	11 Exterior Walls	0.00	0
B	12 Exterior Glazing & Doors	0.32	25
B	13 Roofing	3.51	278
		3.82	303
C	11 Partitions, Doors, Specialties	2.02	160
C	12 Access / Platforms	0.00	0
C	13 Interior Finishes	2.02	160
		4.05	320
D	11 Conveying Systems	1.26	100
D	21 Plumbing	1.75	138
D	22 HVAC	5.00	396
D	31 Fire Protection / Alarm	1.00	79
D	41 Electrical Service, Distribution & Emergency Power	0.00	0
D	42 Lighting & Branch Wiring	2.70	214
D	43 Communications, Security & Other Electrical Systems	1.00	79
		12.71	1,006
E	11 Equipment & Furnishings	2.50	198
		2.50	198
F	11 Special Construction	0.00	0
F	12 Building Elements Demolition	0.00	0
		0.00	0
G	11 Sitework - Building Related	0.00	0
G	12 Other Sitework - Project Related	0.00	0
		0.00	0
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>112.34</b>	<b>8,886</b>
	General Conditions	8.00%	8.99 711
	Contractor's Overhead & Profit or Fee	4.00%	4.85 384
<b>PLANNED CONSTRUCTION COST</b>		<b>January 2005</b>	<b>126.18 9,981</b>
	Contingency for Development of Design	12.00%	15.15 1,198
	Escalation to Midpoint (December 2008)	18.54%	26.19 2,072
<b>RECOMMENDED BUDGET</b>		<b>October 2007</b>	<b>167.52 13,251</b>

## **Master Plan Phasing Diagrams**

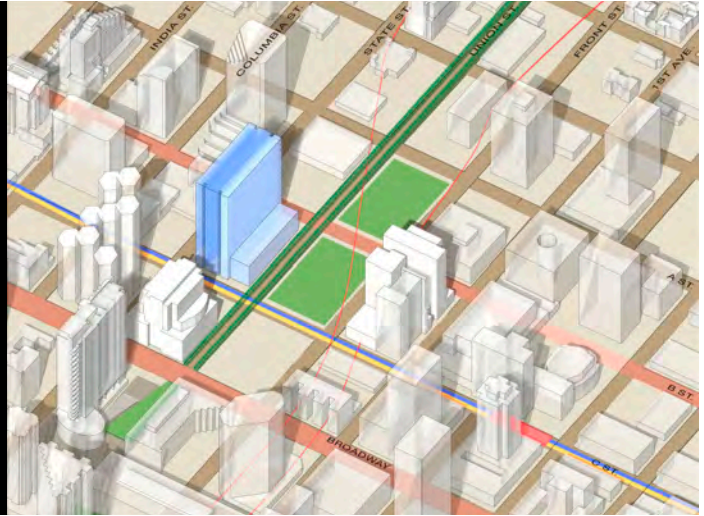
### **Schemes 1 - 5**

The following images are snap-shots from a slide presentation given by SOM to the Community Advisory Group (CAG) in San Diego, 02/01/05. See page 6.44 for the CAG meeting minutes for this date.

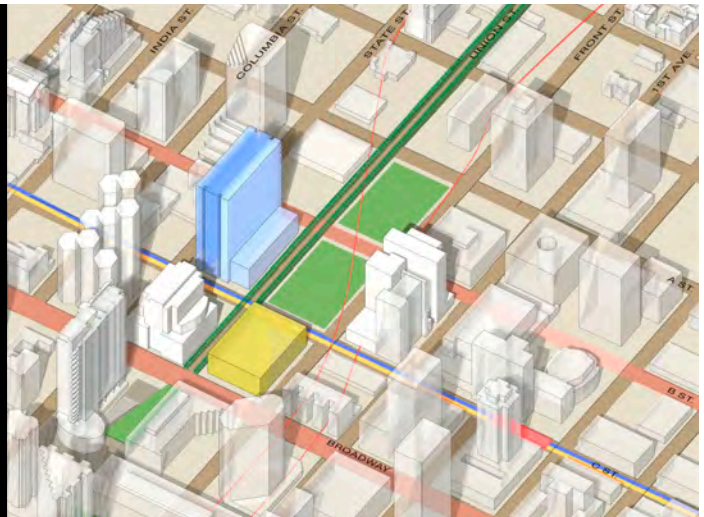
Scheme 1

Scheme 1  
Existing  
ConditionScheme 1  
Phase 1

Scheme 1  
Phase 2



Scheme 1  
Phase 3-  
Option A



Scheme 1  
Phase 3-  
Option B





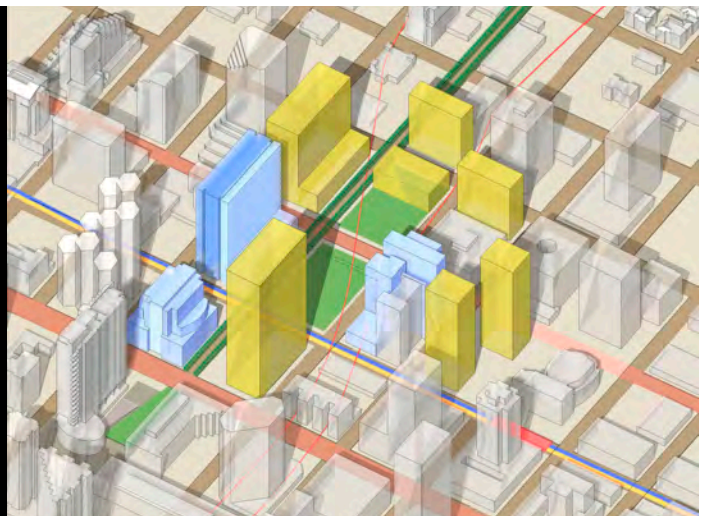
Scheme 1  
Phase 4



Scheme 1  
Phase 5

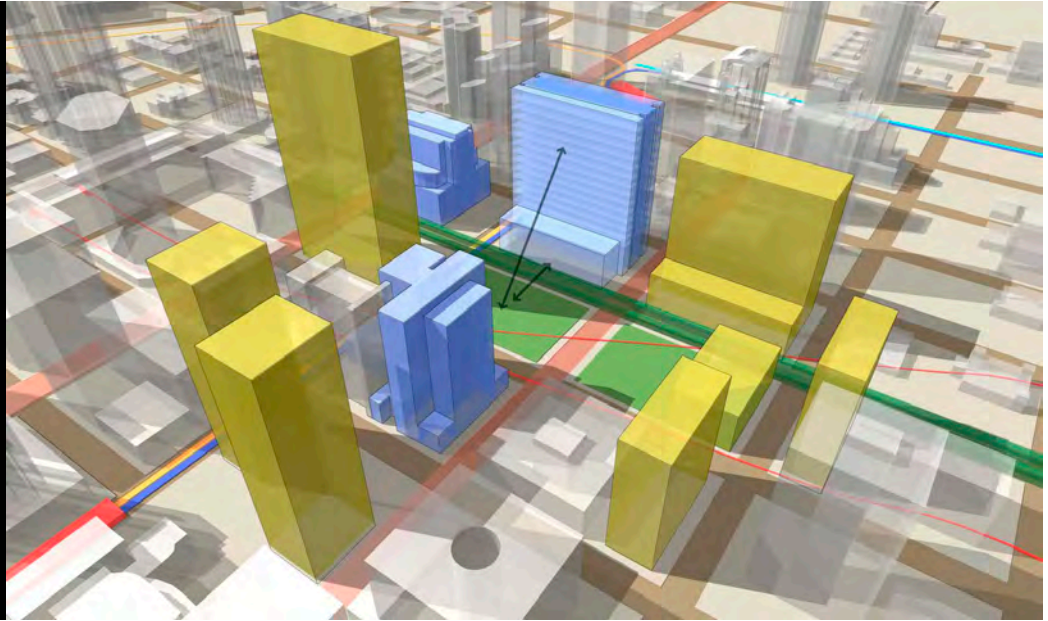


Scheme 1  
Full Buildout

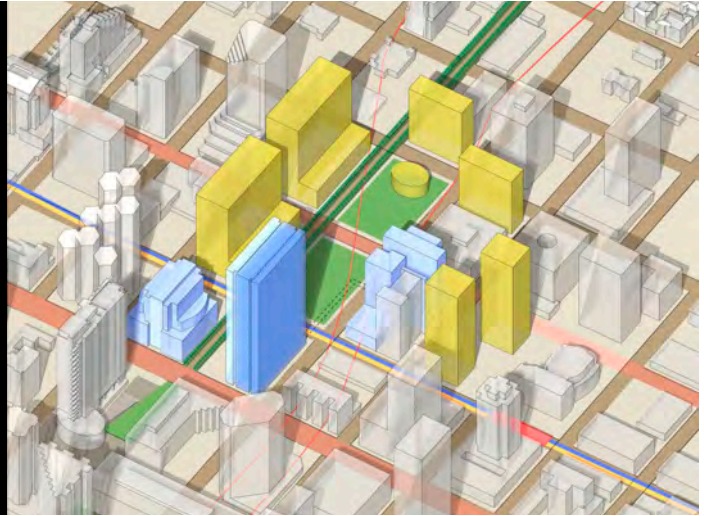
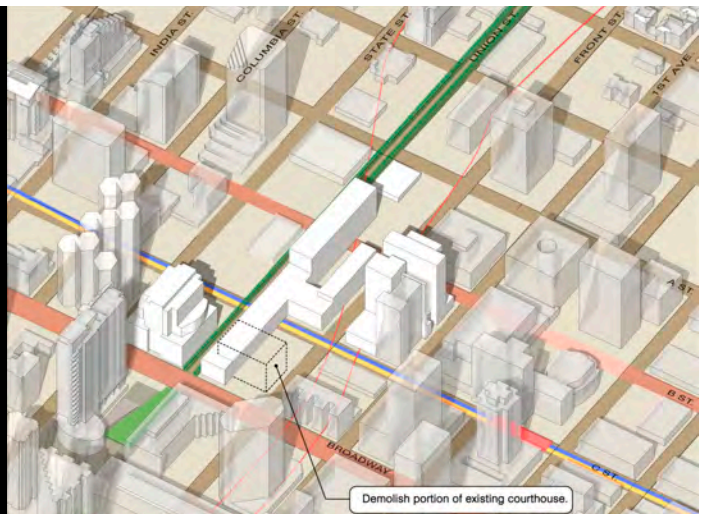




Scheme 1  
Perspective  
View

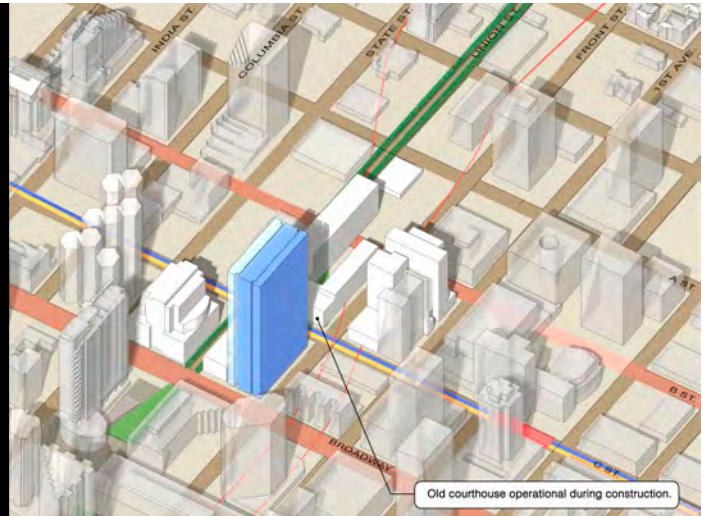


Scheme 2

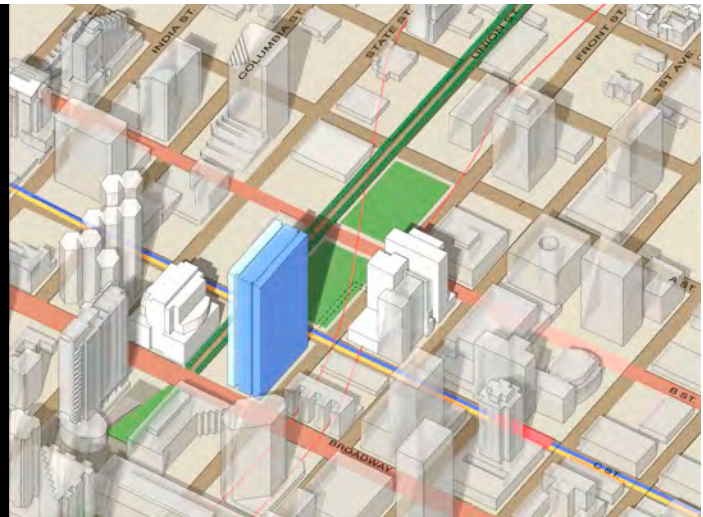
Scheme 2  
Existing  
ConditionsScheme 2  
Phase 2



Scheme 2  
Phase 3  
Build new  
courthouse.



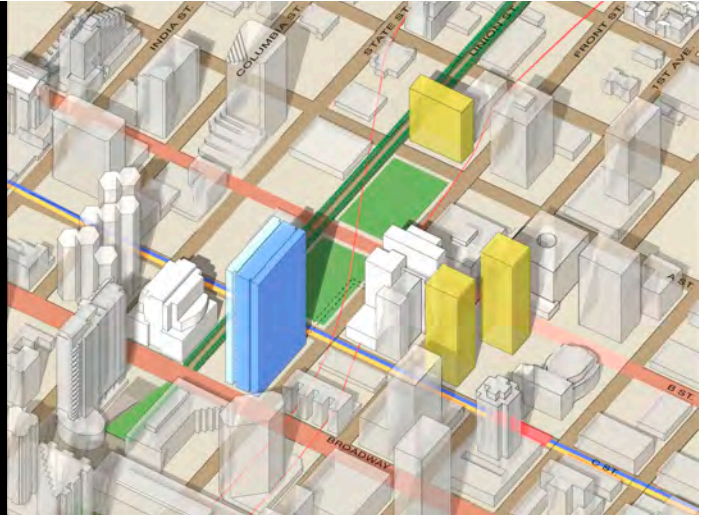
Scheme 2  
Phase 4  
Demolish  
old  
courthouse,  
create new  
green  
space.



Scheme 2  
Phase 5



Scheme 2  
Phase 6

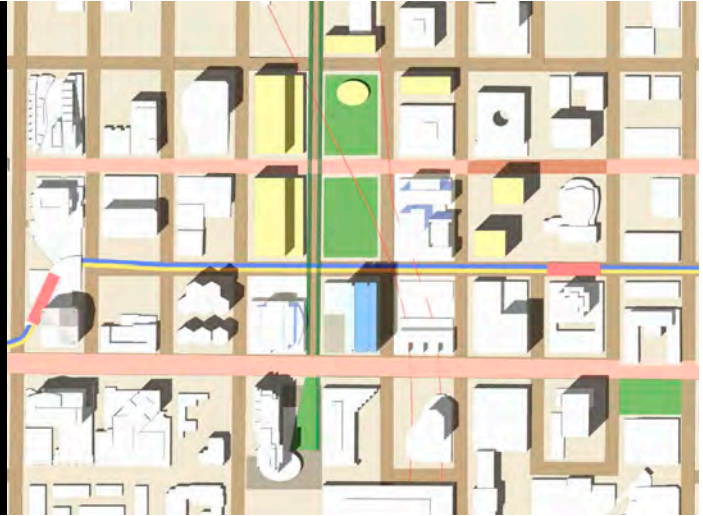


Scheme 2  
Full Buildout

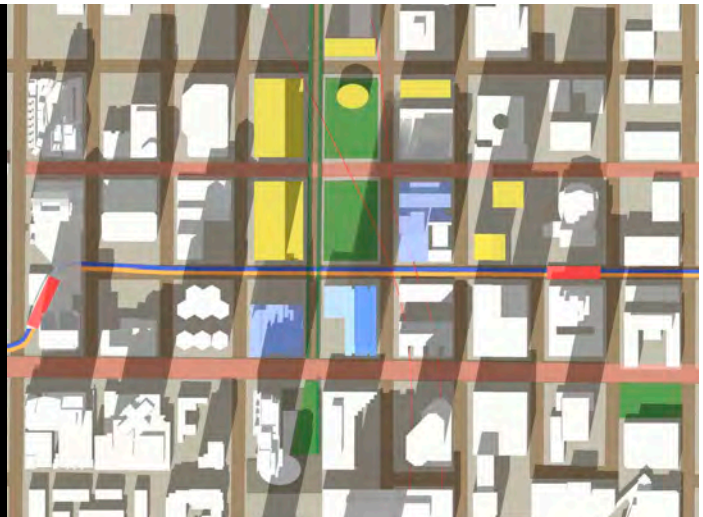




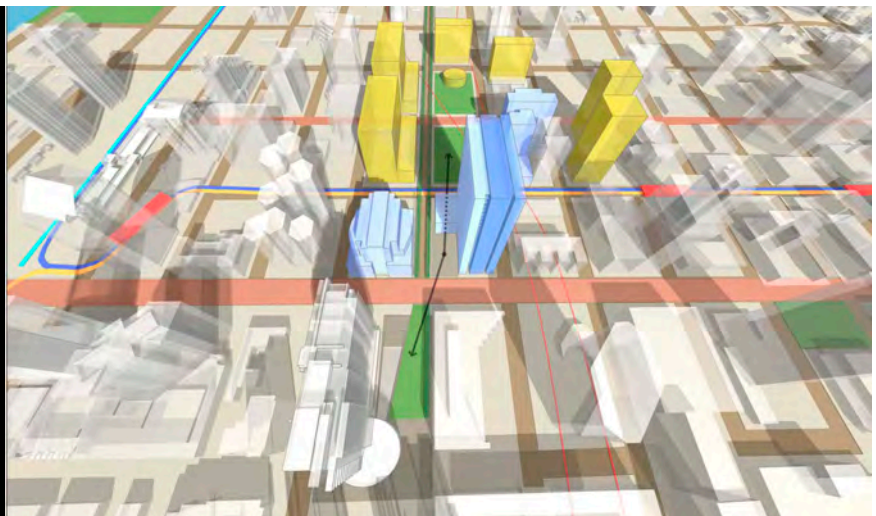
Scheme 2  
Shadows  
12:30PM  
Summer  
Solstice



Scheme 2  
Shadows  
12:30PM  
Winter  
Solstice

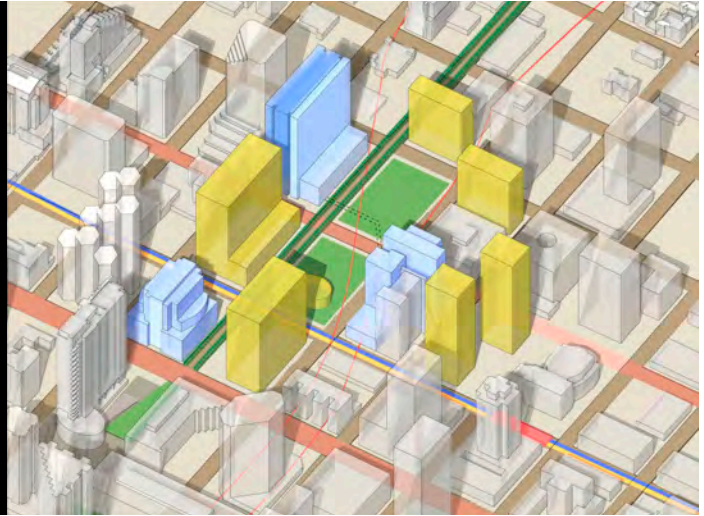
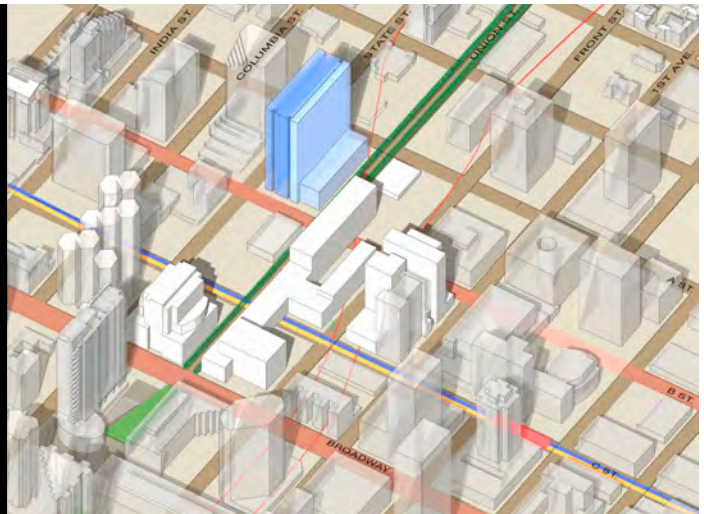


Scheme 2  
Strong  
pedestrian  
link across  
Broadway

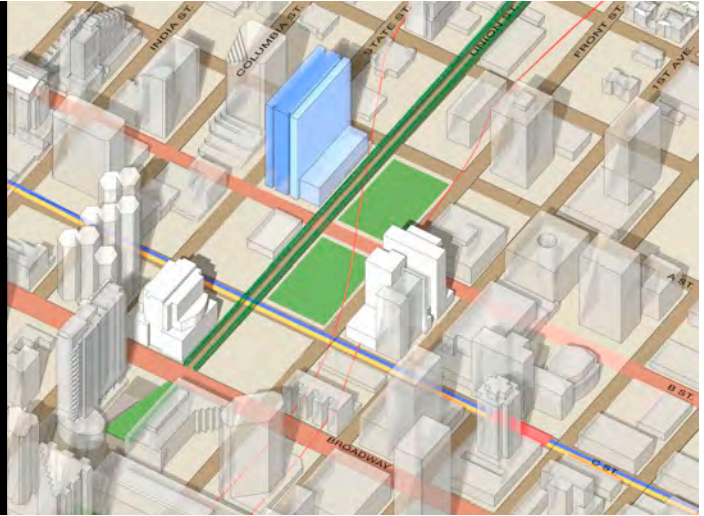




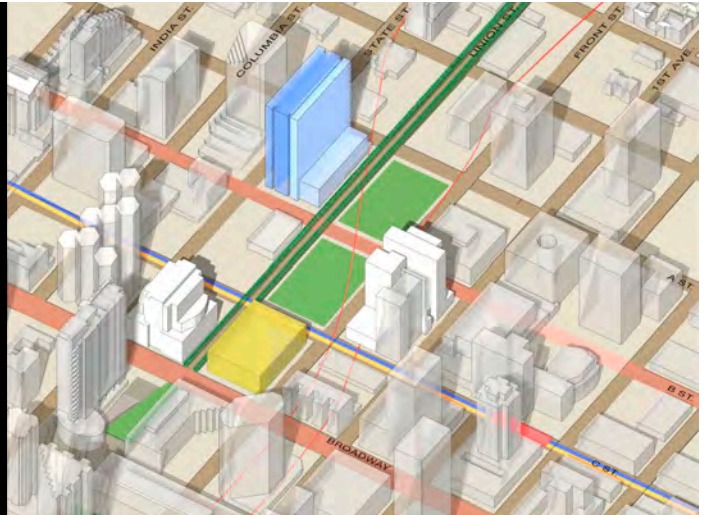
Scheme 3

Scheme 3  
Existing  
ConditionScheme 3  
Phase 1

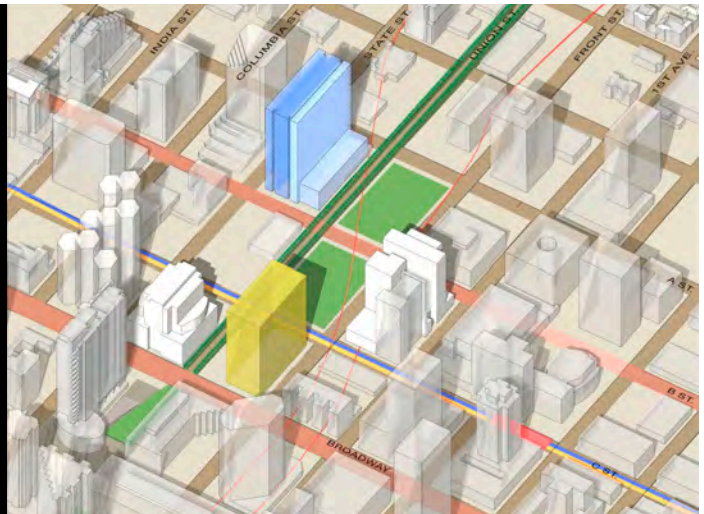
Scheme 3  
Phase 2



Scheme 3  
Phase 3-  
Option A

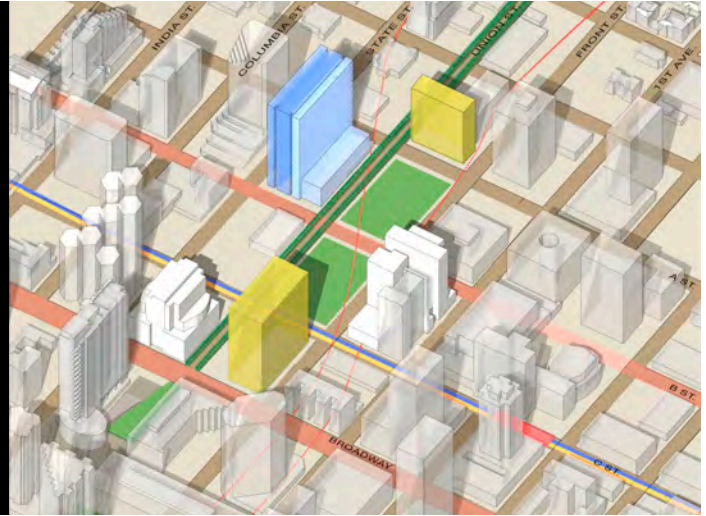


Scheme 3  
Phase 3-  
Option B

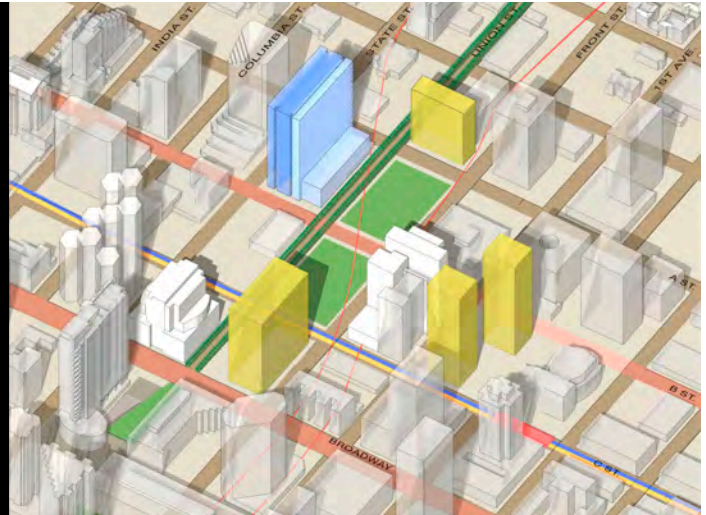




Scheme 3  
Phase 4



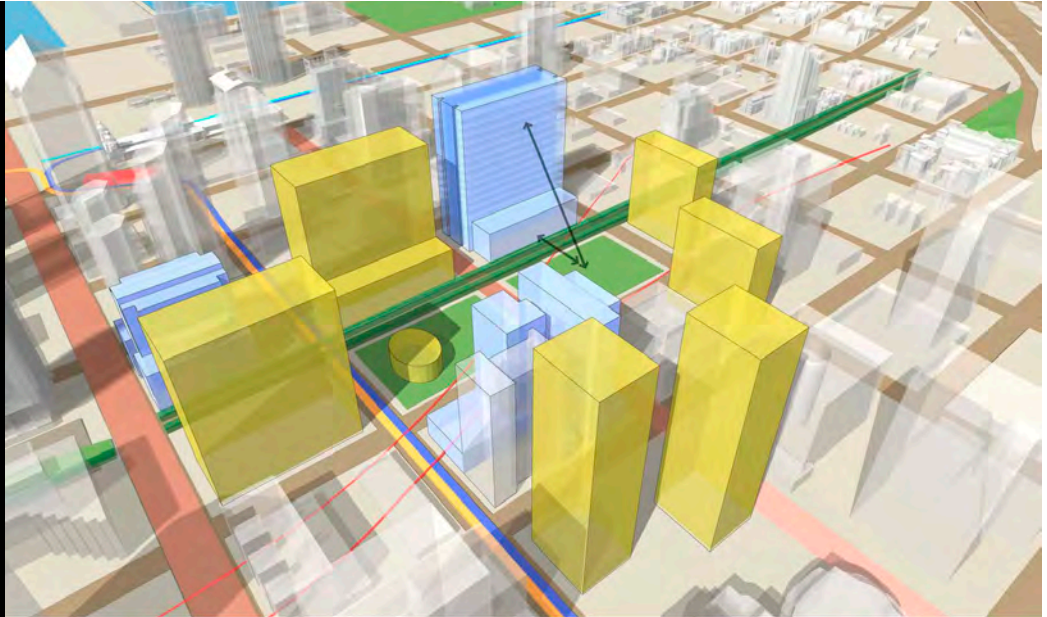
Scheme 3  
Phase 5



Scheme 3  
Full Buildout

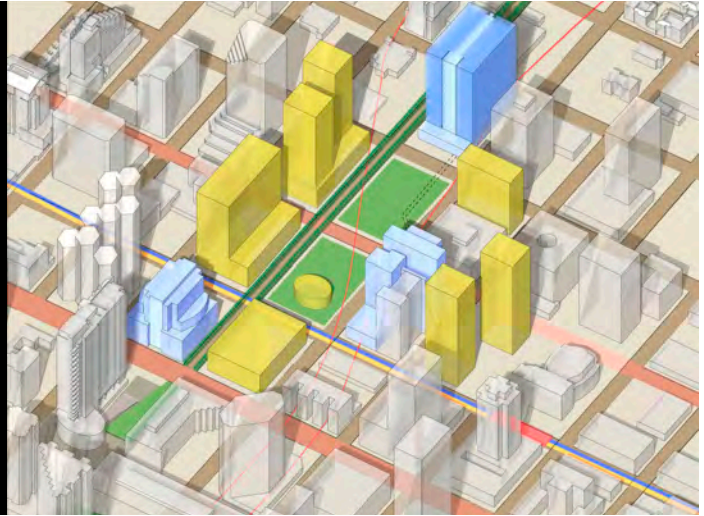
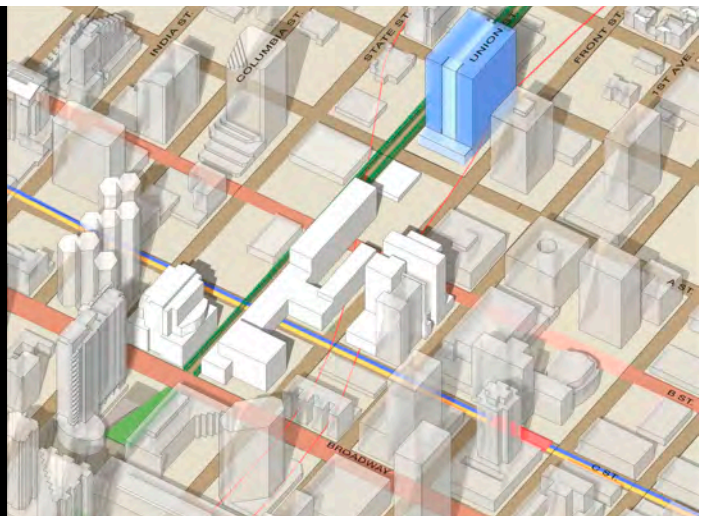


Scheme 3  
Perspective



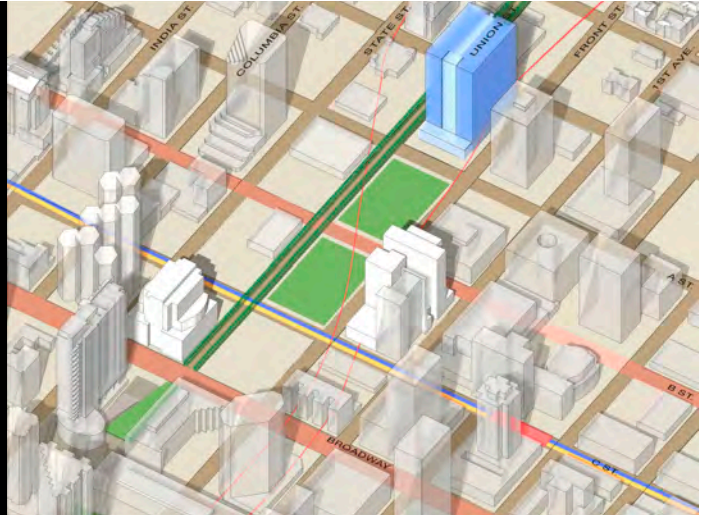


Scheme 4

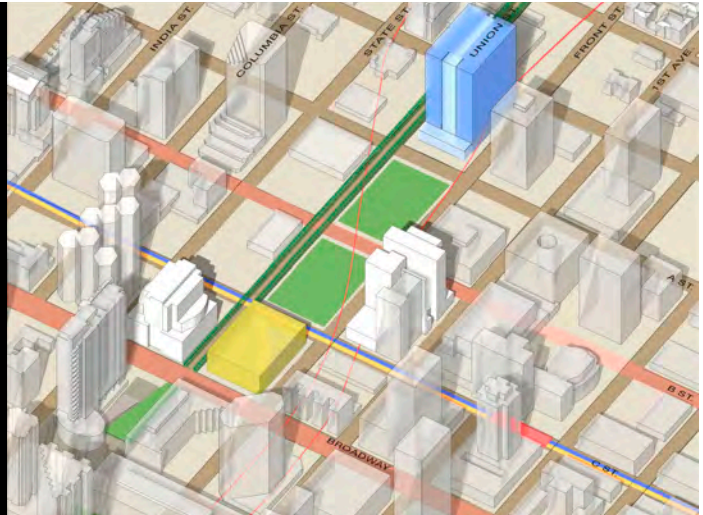
Scheme 4  
Existing  
ConditionScheme 4  
Phase 1



Scheme 4  
Phase 2

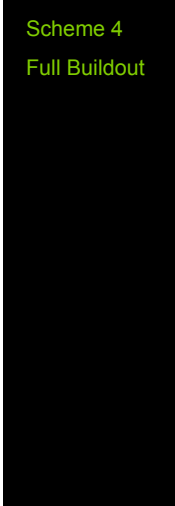


Scheme 4  
Phase 3



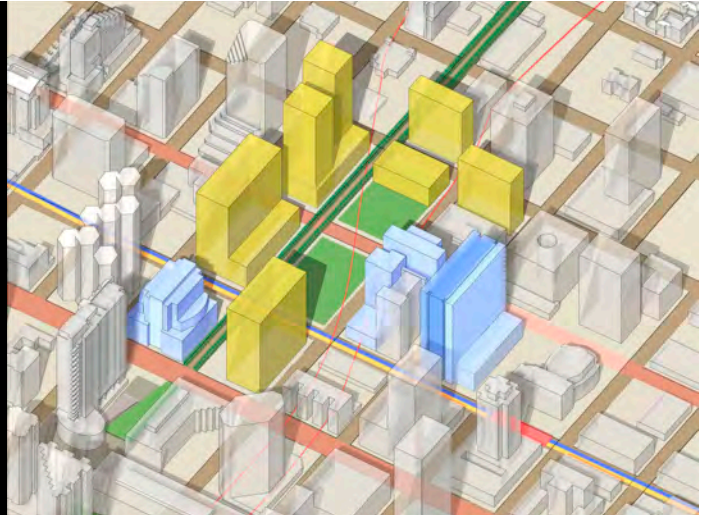
Scheme 4  
Phase 4



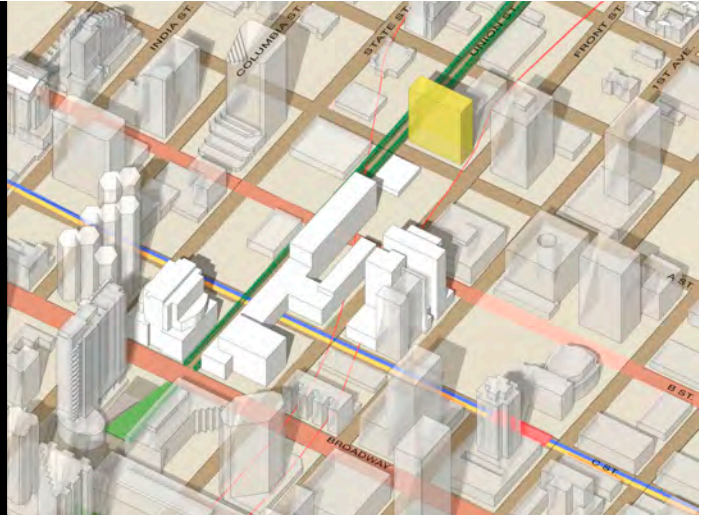




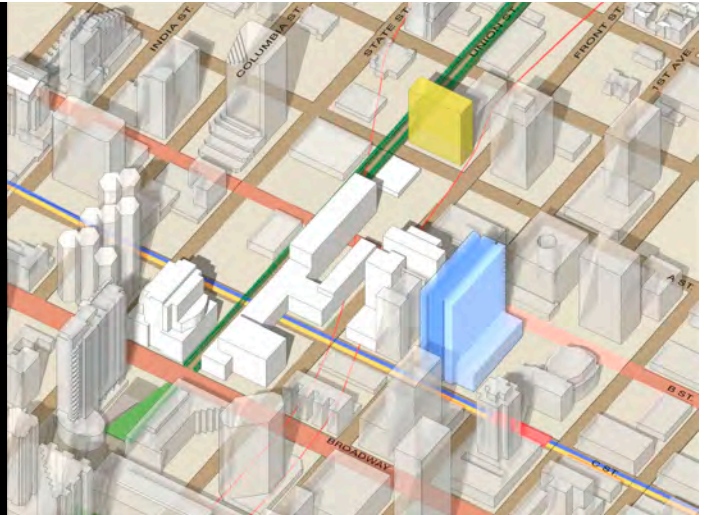
Scheme 5

Scheme 5  
Existing  
ConditionScheme 5  
Phase 1

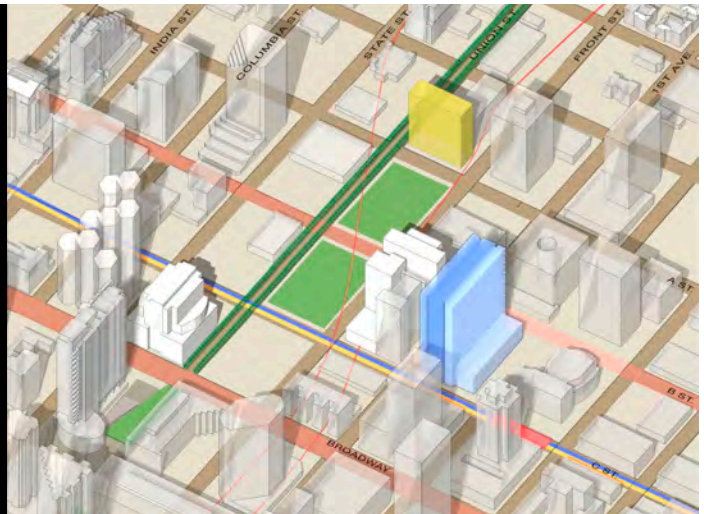
Scheme 5  
Phase 2



Scheme 5  
Phase 3

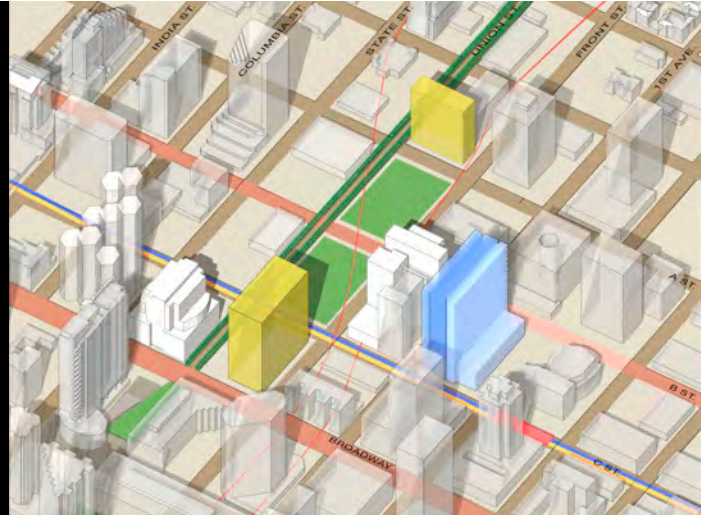


Scheme 5  
Phase 4

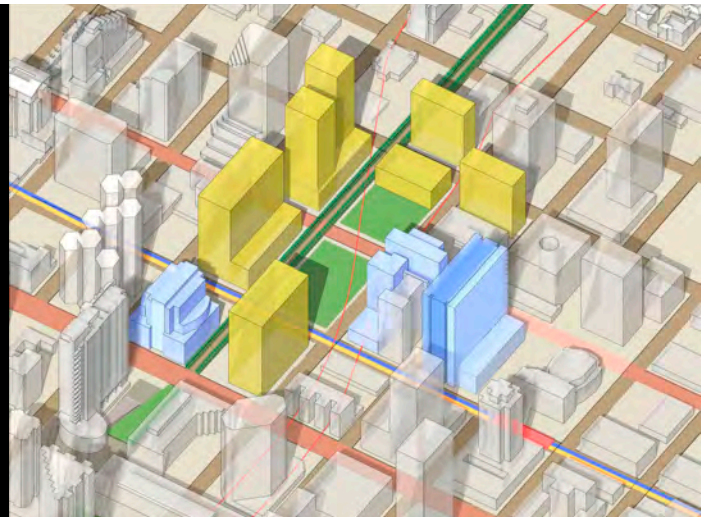




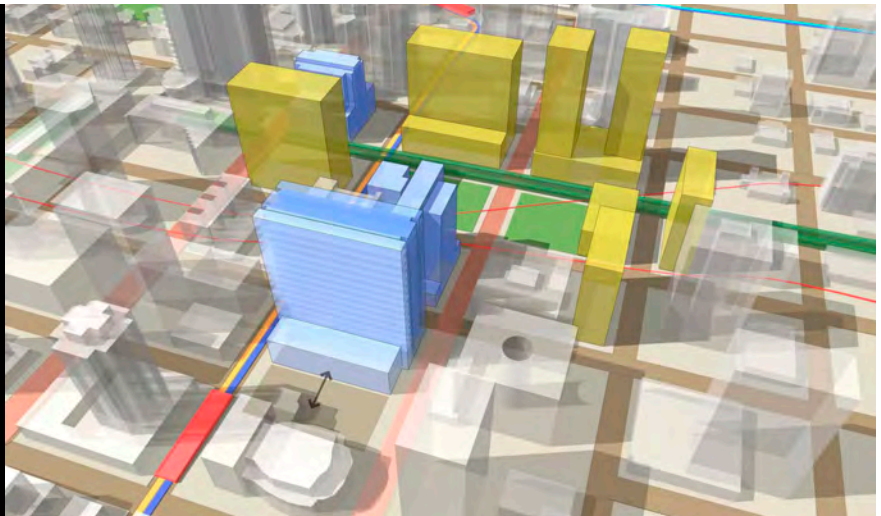
Scheme 5  
Phase 5



Scheme 5  
Full Buildout



Scheme 5  
Perspective





**Community Advisory Group Meeting Minutes**  
**San Diego, Hall of Justice**  
**1 February, 2005**

**New San Diego Central Courthouse Project  
Community Advisory Group Meeting**

**DATE:**           **1 February, 2005**  
**1:45-3:15 p.m.**  
**Room 363B, 330 W. Broadway**

**ATTENDEES:**

<b>U.S. District Court</b>	<b>City of San Diego</b>
Chief Judge Marilyn Huff	P. Lamont Ewell, City Manager
Michael Sarback, Chief Architect	Jon Dunchack, Special Projects Director
<b>4<sup>th</sup> District Court of Appeal</b>	<b>Centre City Advisory Committee</b>
Steve Kelly, Clerk of the Court	Joyce Summer, Chairperson
	Neil Robinson
<b>Superior Court of San Diego County</b>	<b>Centre City Development Corporation</b>
Hon. John S. Einhorn, Presiding Judge	Gary Papers, Manager - Architecture & Planning
Hon. Janis Sammartino, Judge	Janice Weinrick, Vice President, Real Estate Operations
Hon. Richard Strauss, Judge	Pam Hamilton, Senior Vice President
Hon. Allan J. Preckel, Judge	Sachin Kalbag, Senior Urban Designer
Harold Kosakoff, CFO, CIO	
Steve Love, Executive Officer	
Ming Yim, Director, Court Facilities	<b>AIA, Urban Design Committee</b>
Tom Vissers, Sr. Admin Analyst	Tom Anglewicz, M.W. Steele Group, Inc
<b>Administrative Office of the Courts</b>	<b>San Diego Downtown Partnership</b>
Clifford Ham, Project Manager	Rob Lankford, Lankford & Associates
	Kevin Casey, Director of Public Affairs
<b>County of San Diego</b>	<b>Skidmore, Owings &amp; Merrill LLP</b>
Harold Tuck, Deputy Chief Administrative Officer	Gene Schnair, Managing Partner
Alex Martinez, Deputy Chief Administrative Officer	Craig Hartman, Design Partner
John McTighe, Director of Department of General Services	Steve Sobel, Project Manager
	Ellen Lou, Director of Planning
	Decker Flynn, Project Architect
<b>San Diego County Bar Association</b>	
Tom Warwick, President, Grimes & Warwick	

**AGENDA:**

- 1. Overview of Project Progress & Process**
- 2. Alternative Schemes**
- 3. Parking & Transit Options**
- 4. Community Advisory Group Discussions**
- 5. Community Advisory Group Comments Summary**
- 6. Next Meeting April 26, 2005 (to be confirmed)**

## **New San Diego Central Courthouse Project Community Advisory Group Comments Summary**

**1 February, 2005**

After a powerpoint presentation by the architects reviewing the urban design concepts and the five site options, the Community Advisory Group split into two groups to discuss the pros and cons of each site option. At the end of the discussions, the two groups shared their findings with the entire group. Then, at the meeting's conclusion, a blind vote was held, allowing people to cast their vote for the most compelling scheme. The results are documented below.

### **Group #1 Notes**

CCDC appreciates the attention paid to improving the B and C Street east/west connections.

- The B Street connection between the CBD and west downtown development is important.

### **City Hall Plan**

Plan for its revitalization is not clear at this time

The major issue is funding for a new City Hall.

- Where will it come from? The State? Uncertain.

Public preference is for decentralized city services.

- This spreads out city services to better serve local communities.

However, keeping City Hall functions centralized is efficient, and is a good vehicle for energizing downtown.

- Currently, there are 2500 city employees in the downtown area.

Keeping the ceremonial functions of City Hall downtown is preferable.

Civic theater also needs a major upgrade.

- It could serve double duty as a theater and a new city council chamber.

The city has solicited private development proposals for the civic center, but so far nothing has moved forward.

Thus, the schedule for redeveloping the civic center area is uncertain—possibly 10-12 years away.

- This long time line should not hold up New Courthouse project.

### **Schemes 1, 2 & 5**

From the county's perspective, these schemes are preferable because of proximity to the existing jail.

However, Scheme 5 does not help to energize C Street.

Mixed uses could exist within new court building.

Related justice agencies (DCSS, DA, Pub. Def., others) potentially could lease space from the State in the new court building to help offset land costs.

## Scheme 2

This scheme establishes strong presence on Broadway for the Courts.

Broadway historically has divided Federal & County functions.

Scheme 2 helps connect the new Federal Plaza to the blocks north of Broadway and mitigates the separation between Federal and County / State functions. The park blocks and Scheme 2's setback on the park are desirable, making a spatial connection across Broadway.

Scheme 2 limits underground parking options. An underground garage would need to be split into 2 sections,

corresponding to the 2 phases of the new building.

In criticism of this scheme, a private development on the Broadway site is preferable.

(Scheme 1 has better relationship between HOJ & new courthouse.)

Seismic requirements are applicable to public & private development.

From the City's perspective, mixed use buildings along Broadway are desirable.

Broadway should have energetic street level activity.

The new tower form of Scheme 2 generates some concern about shadows over public green space.

At lunch time, heavy use of public spaces should be anticipated.

## Scheme 4

It is not very close to the Jail, and there is a potential conflict with the existing State building on the site.

Scheme 4 also does not participate in energizing C Street.

## County Central Plant

There is the possibility for redevelopment of that site.

The Plant currently serves the Hall of Justice and Jail, as well as the existing Courthouse.

If the site is to be redeveloped, the plant will need to move.

An alternative is to tap into a private utility company's thermal loop running in downtown San Diego (DG Energy).

## Parking Issues

Consider shared parking, teaming up with private garages.

There is not necessarily a parking shortage downtown. There are many garages that are underutilized because they do not allow users other than the assigned users of the garage to use the space during the times when most of the assigned spaces are vacant.

Downtown parking situation could be managed to make better use of existing garage space.

Currently, there is "disequilibrium" in the market.

Juror parking and the City's general parking requirements could potentially be overlapped into some of the same garages, sharing the spaces, alternating available parking times.

Consider shared parking at periphery.

1 American Plaza- 2000 cars, only 300 publicly leased.

Current office building developers are providing 2-2 ½ car per 1ksf.



### Trolley Issues

Trolley station is desirable to include in project master plan.

However, city is considering increasing train size to 4 cars, or 320 ft. long.

This would require a street closure, which suggests that moving the trolley station closer to the new Courthouse would not work. The current Civic Center stop is already at a closed cross-street because of the Civic Center block.

City is considering 1<sup>st</sup> to 3<sup>rd</sup> Avenue for redesigned, longer trolley station.

The 5<sup>th</sup> avenue station may be expendable.

-Courthouse team to make copies of schemes available to the community.

### **Group #2 Notes**

#### Park Blocks

Park Blocks are definitely a positive element to the master plan.

Fault lines suggest park use for those blocks—a good use of “unbuildable” blocks.

Set-backs for new buildings (10-50 ft.) are required from fault.

Open space should not simply be a “green lawn”.

It must be designed to be an active, animated space

Therefore it needs well-designed, active buildings around it.

#### Civic Center / City hall

Civic center site treatment in master plan involves a public component.

Could or would City Hall realistically move?

New location suggested by master plan makes sense: City Hall as an anchor to new park blocks.

The city needs a new City Hall worthy of San Diego.

The city employees should stay downtown and not move to outlying communities.

Golden Hall is also part of the Civic Center redevelopment shown in the master plan.

Could Golden Hall be renovated?

To redevelop the site to more a desirable use like mixed use housing is perhaps a better option.

Currently there are no plans by the City or County to build any new projects

(Except for a new county office building (50,000 sf) on Kintner and Cedar.)

A public/private venture would be the best chance for redeveloping the Civic Center area downtown.

The Civic Center area is sitting on very developable, valuable land.

#### Connections

A Street is a major east/west circulation corridor in terms of traffic.

This would create a potential congestion problem with new Courthouse.

Suggestion: move car traffic to Ash if possible.

B-street to Harbor Drive is major car traffic corridor.

It does not go all the way to the water: it is blocked at the Holiday Inn.

-Crossing Amtrack rails with cars is also a problem. Not allowed by rail.

### Light Rail

City is exploring expansion of the Civic Center stop.

Considering use of 4 car trains which would be 320 ft long.

This would necessitate closing a cross street to accommodate the station.

City is also considering closing C Street to vehicular traffic in some sections.

Light Rail is planned to extend out to Hillcrest, connecting downtown to farther outlying neighborhoods.

### Parking

Petco park has many parking spaces for public use.

Court master plan suggests that new courthouse use light rail to connect to more distant parking garages.

This will be a tough sell to court employees.

Subsidies for parking and public transport are available from the State.

A downtown shuttle system for court employees also could be implemented.

(There is no budget for this.)

### Central Plant

Existing plant serves the existing courthouse, as well as the HOJ and the Jail.

The courthouse master plan presented suggests moving and/or replacing it.

DG Energy is a possible option.

Energy provider has a thermal loop downtown that could be tapped into.

They reportedly are looking for clients.

### Scheme 1- comments

Scheme set up a good N/S relationship

It anchors C street, the main E/W transit corridor downtown.

It frames a corridor from the new Federal Courthouse plaza.

However, developable Broadway site is a potential unknown.

It needs strong design guidelines to ensure quality of a private project.

FAA height limit is set at 500'.

Team should look into possibility of increasing the FAR of that site. It's a tremendously valuable site. Ideal site use is some sort of mixed use tower with ground floor elements that encourage street-level activity.

### Scheme 2

A phasing "nightmare" -7 courtrooms and clerk space would be displaced.

There will no doubt be problems with asbestos.

Court operations will be disrupted.

Long-term gain from scheme: It provides a very strong presence on Broadway for the Courts.

It is the most prominent site possible for the State Court in San Diego.

At project completion, Scheme 2 yields an immediate building on Broadway.

Scheme is not dependent on a developer to build on the Broadway site to round out master plan.

Question: Can courthouse have an active ground floor with retail and food services?

These uses are potential security problems for the courthouse.

A secure building is perhaps not the best building type for the Broadway site.

### Scheme 3

It is a viable scheme, but there are no advantages over Scheme 1.

Site is too far north—removed from HOJ and the Jail.

Land is privately owned by multiple entities.

Land acquisition of site would be a challenge.

### Scheme 4

Site is too removed from the HOJ and Jail.

Formal axial relationship to the park blocks feels right for a courts building.

### Scheme 5

This scheme encourages recreation / redevelopment of the Civic Center.

The site is extremely close to the Jail, providing for relatively easy and less expensive connection.

However, 1<sup>st</sup> Avenue has lots of car traffic

This is a security issue and a potential prisoner transfer problem.

Redeveloping this site with mixed use residential and ground-level commercial / retail seems like a better use of the site than a court building.

The new court building is somewhat “hemmed in” and anonymous on this site, being surrounded by many tall buildings. It also does not participate at all with the new park blocks shown as part of the master plan.

### **Straw Vote results (Note, not all attendees voted):**

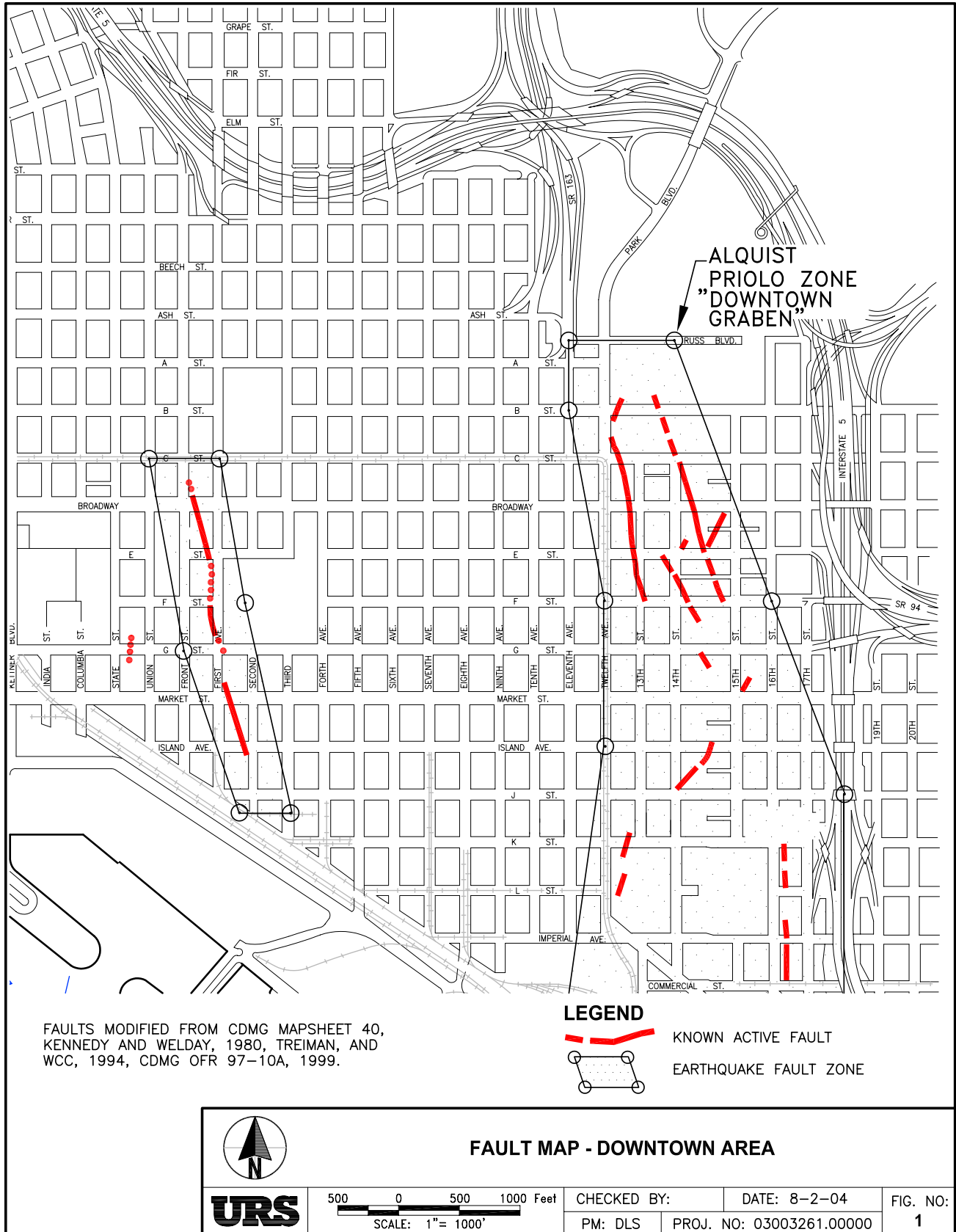
Scheme 1: **12**

Scheme 2: **5**

Scheme 3: **0**

Scheme 4: **1**

Scheme 5: **0**



X:\\_Busdev\ccdc\ccdc-dwntwn fault.dwg

Aug 02, 2004 - 10:21am



## ADDITIONAL BUDGET INCLUSION INFORMATION

An outline of security, telecom, IT and AV equipment concerns follows, in support of the current budget presented in Chapter 5.

	<u>BASE BUDGET COSTS</u>	<u>ADDITIONAL COSTS (below the line)</u>
SECURITY SYSTEMS	<p>Conduit, closets and raceways for security systems and appropriate electrical power</p> <p>Interior security surveillance and monitoring systems including CCTV cameras and monitor</p> <p>At the building perimeter, egress controls such as direct or remote monitoring, card readers; all control and monitoring equipment such as card readers, exterior CCTV, exterior lighting, and intrusion detection systems</p> <p>Control and monitoring equipment within the building</p> <p>Standard, emergency, back-up, clean and pre-defined electrical power needs including battery powered lights</p>	<p>The uninterrupted power supply required for the internal security systems</p>
CLOCK SYSTEMS	<p>Wall outlets</p>	

BASE BUDGET COSTSADDITIONAL COSTS (below the line)

## TELECOMMUNICATIONS

The basic building infrastructure for telecommunications wiring, including telephone and data distribution closets, and the vertical and horizontal distribution systems (e.g. chases, cable trays, etc.)

Telecommunications equipment, wiring and service

Conduits for courts telecommunications are provided for not more than one voice and one data outlet for every 100 NSF

Requirements in excess of the 100 NSF

## INFORMATION TECHNOLOGY

The basic building infrastructure for computer cabling including the horizontal and vertical distribution system

Computer cabling and wiring

Computer equipment including terminals, computer workstations, file servers

## AUDIO-VISUAL

Speech reinforcement systems in courtrooms. Includes provisions for microphone amplification and speaker broadcast systems; conduits and cabling for audio-systems;

Audio-visual equipment and presentation boards, and sound system equipment and wiring, including sound recording systems; display screens

BASE BUDGET COSTSADDITIONAL COSTS (*below the line*)

## MASTER ANTENNA / TV

A conduit from the basement main distribution frame room to the roof for a cable master antenna / TV connection to required locations

Any required master antenna or satellite dishes or cable TV equipment

A conduit from the Sherrif service area to the roof for the radio antenna lead